

**DESIGN GUIDELINES
FOR
TRES VISTAS ESTATES**

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COMMUNITY PLAN

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I. INTRODUCTION

A. Purpose of Design Guidelines

The Design Guidelines for Tres Vistas Estates ("Design Guidelines") provide an overall framework and comprehensive set of standards and procedures for the development of the Community in an orderly and cohesive manner. These standards have been developed to assist in the planning, constructing, landscaping, and modifying of Living Units within Tres Vistas Estates. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage and lighting. In addition, the Design Guidelines establish a process for review of proposed construction and modifications to Living Units to ensure that all sites within Tres Vistas Estates are developed with the consistency and quality that attracted you to this development.

B. Governmental Permits

To the extent that or any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines, the Declaration of Covenants, Conditions, and Restrictions for Tres Vistas Estates (the "Declaration") or the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Declaration and the Design Guidelines (in that order) shall prevail.

C. Preparer

These initial Design Guidelines have been prepared by Tres Vistas Development, Ltd. (the "Declarant") and adopted by the Declarant pursuant to the Declaration. The Design Guidelines may be changed and amended to serve the needs of an evolving Community pursuant to the procedures set forth in the Declaration and in Article IV of these Design Guidelines.

D. Applicability of Design Review

Unless otherwise specifically stated in Article IX of the Declaration or these Design Guidelines, all plans and materials for new construction or exterior modifications of improvements on a Living Unit must be approved before any construction activity begins. Unless otherwise specifically stated in these Design Guidelines, no structure may be erected on any Living Unit, and no improvements (including staking, clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting or removal of landscaping materials) shall take place without receiving the prior written approval of the appropriate reviewer as described below. Where these Design Guidelines specifically allow an Owner (capitalized terms in these Design Guidelines are defined in the Declaration) to proceed without advance approval, such allowance shall only be effective so long as the Owner complies with the requirements of the stated guideline.

Owners and builders are responsible for ensuring compliance with all standards and procedures within these Design Guidelines. Owners and builders are also governed by the requirements and restrictions set forth in the Declaration and any applicable Supplemental Declaration. In particular, Living Unit Owners should review and become familiar with the Use Restrictions applicable to Tres Vistas Estates set forth in Article V of the Declaration, which addresses restricted and prohibited activities and conditions within the Community.

E. Review Structure

Architectural control and design review for Tres Vistas Estates is handled by either (i) the Declarant or its designee or (ii) the Architectural Review Committee. The term "reviewer," as used in these Design Guidelines, shall refer to the appropriate reviewing entity.

1. Declarant.

The Declarant has exclusive jurisdiction over all matters relating to Architecture, and landscaping, as set forth in Article IV of the Declaration, so long as Declarant owns Class B. membership and so long as Declarant has not terminated such rights by written instrument executed by Declarant and recorded in the Public Records (the period during which the Declarant exercises Architectural control will hereinafter be referred to as the "Declarant Review Period"). During the Declarant Review Period, the Declarant shall review plans and specifications for and shall have jurisdiction over all construction and landscaping on any Living Unit, shall be the conclusive interpreter of these Design Guidelines, shall monitor the effectiveness of these Design Guidelines, and may, but shall not be obligated to, promulgate additional design standards and review procedures as it deems appropriate.

2. Architectural Review Committee

The Architectural Review Committee (the "ARC") has jurisdiction over those responsibilities delegated to it by the Declarant, if any, during the Declarant Review Period. Following the Declarant Review Period, the ARC has jurisdiction over all Architectural and landscaping matters as set forth in Article IV of the Declaration. Following the Declarant Review Period, the ARC shall review plans and specifications for all construction, modifications, and landscaping on any Living Unit, shall be the conclusive interpreter of these Design Guidelines, shall monitor the effectiveness of these Design Guidelines, and may promulgate additional design standards and review procedures consistent with these Design Guidelines. Members of the ARC will be appointed by the Board.

F. Review Fees

When an Owner (hereafter collectively referred to as "Applicant") submits plans to the reviewer for approval, the submission shall include a "Review Fee" which may be adjusted from time to time by the ARC. The Review Fee shall be made payable to the Tres Vistas Homeowners Association ("Association") as follows:

1. New Home - The original improvement of a Living Unit from a site into a residential dwelling.

Review fee - \$.25 per square foot

2. Major alteration or addition - a structural or site modification significant enough to warrant the issuance of a building permit by a governmental authority.

Review Fee - to be determined in advance by ARC on a case by case basis

3. Minor architectural modification or addition - any architectural changes which require architectural review and approval as set forth in the Declaration or these Design Guidelines but a governmental building permit is not required. For example, changing the exterior color scheme of the residence or installing landscaping which deviates from the typical landscaping plan.

Review Fee - to be determined in advance by ARC on a case by case basis

4. Changes to or resubmission of approved or unapproved plans.

Review Fee - to be determined in advance by ARC on a case by case basis

II. DESIGN REVIEW PROCEDURES

A. Review of New Construction

Plans for new construction upon any Living Unit must be reviewed and approved by the reviewer, requiring the submission of an Application for Review and payment of the Review Fee. Each Applicant shall submit a conceptual or preliminary site layout and some or all of the plans listed in Section II.C. Also exterior finishes and color schemes, if available, and information concerning irrigation systems, drainage, lighting, landscaping, water wells and sewage facilities and other features shall be provided. Applicants may request an initial meeting with a representative of the reviewer to address any questions about Tres Vistas Estates and the Design Guidelines.

The Application for Review may be waived, in the discretion of the reviewer, for Builders who have been approved for participation in the Tres Vistas Estates Builder Program. Approved Builders of multiple Living Units within a Neighborhood or tract also may submit multiple plans and specifications for similar site plans, floor plans, and layouts on similarly situated Living Units for pre-approval for an entire tract or Neighborhood, in lieu of seeking approval as to each Living Unit owned.; provided, however, the reviewer may require a review of pre-approved plans for their use on specific Living Units. To be pre-approved the plans and specifications shall show the nature, kind, shape, color (if available at that time), size, materials and location of all proposed structures and improvements. Any changes made to preapproved plans and specifications during the construction of improvements shall require approval of the reviewer.

B. Review of Modifications

The review of modifications to existing structures or improvements shall require the submission of an Application for Review to the reviewer along with the required Review Fee. Depending on the scope of the modification, the reviewer may require the submission of all or some of the plans and specifications listed below in Section II.C. In the alternative, the reviewer may require a less detailed description of the proposed modification. The review and approval of modifications shall take place within the same time periods as required for new construction.

C. Plans to be Reviewed

A reviewer may require two sets of any of the following plans for new construction or a modification, in addition to the submission of an Application for Review and payment of a Review Fee:

1. Floor Plan.

Showing decks, patios, stoops, retaining walls related to the residential dwelling, trash enclosures, HVAC equipment and utilities, and the screening for same, interior spacing of rooms, and connections to driveways and walkways. Minimum scale of 1/4" - 1'0".

2. Elevations.

Front, rear and side exterior elevations showing building materials and finishes, and indicating the maximum height of the residential dwelling.

3. Roof Plan.

Showing slopes, pitches and gables, unless reflected in the other plans.

4. Exterior Finishes.

Showing the exterior color scheme (including samples and color chips, if requested), lighting scheme and other details affecting the exterior appearance of the proposed improvements.

5. Landscaping Plan.

Showing location of trees, protection of existing vegetation, use of plants, and other landscaping details. A typical landscape plan is shown below. The requirements for a landscape plan submittal are set forth in Section IV.A.

Rear Yard

Side Yard

Front Yard

6. Other.

Such other information, data, and drawings as may be reasonably requested including, without limitation, irrigation systems, drainage, lighting, satellite dish placement, landscaping, water wells and sewage facilities and other features.

D. Review Criteria; Recommendations; Variances

While the Design Guidelines are intended to provide a framework for construction and modifications, the Design Guidelines are not all-inclusive. In its review process, the reviewer may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things. Reviewer decisions may be based on purely aesthetic considerations. However, no reviewer shall grant approval for proposed construction that is inconsistent with the Design Guidelines, unless such reviewer grants a variance.

The Declarant, prior to the expiration or termination of the Declarant Review Period and the ARC, after the expiration or termination of the Declarant Review Period, shall have the authority from time to time to adopt and revise lists of recommended landscape materials. the Declarant or ARC, whichever is authorized, may, in its sole discretion, provide that the lists of

recommended materials constitute "approved materials" and that the installation of such materials requires no reviewer approval. Alternatively, the authorized entity which establishes the list(s) may provide that the purpose of the list(s) is merely to provide guidance and that installation of recommended materials does not relieve the Applicant from any obligations set forth in these Design Guidelines to acquire approval prior to installation.

Variances may be granted in some circumstances (including, but not limited to, topography, natural obstructions, hardship, or environmental considerations) when deviations may be required. The reviewer shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration. No variance shall be effective unless in writing, signed by the committee chairperson with the support of a majority of the committee members.

E. Review Period

Each Application for Review and plan submittal shall be approved or disapproved within 30 days of submission of all materials required by the reviewer. Within 30 days of receipt of a complete review request, the reviewer shall respond to Applicant. One set of plans shall be returned to the Applicant, accompanied by the reviewer's decision. The other set of plans shall be retained or the reviewers records. The reviewer's decision shall be rendered in one of the following forms:

1. "Approved" - The entire application as submitted is approved.
2. "Approved as Noted" - The application is not approved as submitted, but the reviewer's suggestions for curing objectionable features or segments are noted. The Applicant must correct the plan's objectionable features or segments, and the Applicant may be required to resubmit the application and receive approval prior to commencing the construction or alteration.
3. "Disapproved" - The entire application as submitted is rejected in total. The reviewer may provide comments but is not required to do so. If the reviewer fails to respond within thirty (30) days, the Applicant shall give the reviewer written notice of its failure to respond. Unless the reviewer responds within an additional ten (10) days of receipt of such notice, approval shall be deemed granted. However, no construction or modification that is inconsistent with the Declaration or the Design Guidelines shall be deemed approved, unless the reviewer has granted a variance.

F. Appeal

Any Applicant shall have the right to appeal a decision of the reviewer by resubmitting the information, documents and fees set forth above; however, such appeal shall be considered only if the Applicant has modified the proposed construction or modification or has new information which would, in the reviewer's opinion, warrant a reconsideration. If Applicant fails to appeal a decision of the reviewer, the reviewer's decision is final. In the case of a disapproval and resubmittal, the reviewer shall have 10 days from the date of each resubmittal to approve or disapprove any resubmittal. The filing of an appeal does not extend any maximum time period for the completion of any new construction or modification.

G. Parker County Approval

The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of Parker County or other governmental authorities. It is the responsibility of Applicant to obtain all necessary permits and approvals.

H. Implementation of Approved Plans

All work must conform to approved plans. If it is determined by the reviewer that work completed or in progress on any Living Unit is not in compliance with these Design Guidelines or any approval issued by the reviewer, the reviewer shall, directly or through the Board, notify the Owner and Builder, if any, in writing of such noncompliance specifying in reasonable detail the particulars of noncompliance and shall require the Owner and/or Builder to remedy the same. If the Owner and/or Builder fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines.

1. Time to Commence.

If construction does not commence on a project for which plans have been approved within 12 months of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Applicant to resubmit the plans to the appropriate committee for reconsideration.

2. Time to Complete.

The reviewer shall include in any approval a maximum time period for the completion of any new construction or modification. If no maximum time period is specified in the approval, construction shall be completed within one year of its commencement. The Applicant may request an extension of such maximum time period not less than three days prior to the expiration of the maximum time period, which the reviewer may approve or disapprove, in its sole discretion.

If construction is not completed on a project within the period set forth in the approval, within the one year default period, if applicable, or within any extension approved by the reviewer, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

I. Changes After Approval

All proposed changes to plans, including changes that affect the exterior of any building, colors, windows, grading, paving, utilities, landscaping or signage, made after the approval of plans must be submitted to and approved in writing by the reviewer prior to implementation. Close cooperation and coordination between the Applicant and the reviewer will ensure that changes are approved in a timely manner.

If Parker County or an other authority having jurisdiction requires that changes be made to final construction plans previously approved by the reviewer, the Applicant must notify the reviewer of such changes and receive approval from the reviewer prior to implementing such changes.

J. Enforcement

In the event of any violation of these Design Guidelines, the Declarant or the Board may take any action set forth in the Bylaws or the Declaration, including the levy of a Specific Assessment pursuant to the Declaration. The Declarant or the Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Declarant or the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the Living Unit upon which such violation exists. Remedies shall include the right to place a lien on properties in accordance with Article XI(E) of the Declaration of Covenants, Conditions and Restrictions.

III. ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS FOR RESIDENTIAL PROPERTIES

The following specific site criteria shall apply to all proposed or existing construction within Tres Vistas Estates unless a variance is granted by a reviewer.

A. Accessory Buildings.

Owners shall secure reviewer approval prior to construction of any accessory building, including sheds or permanently installed playhouses. A detached garage is not considered an accessory building, and its construction shall require reviewer approval on a case-by-case basis. Accessory buildings shall meet the following criteria:

1. An accessory building must be of the same color, material, and architectural style as the main residence or of color, material, and style that is generally recognized as complementary to that of the main residence. An accessory building's roofing materials shall match those of the main residence.
2. Any utilities servicing accessory buildings shall be installed underground.
3. Accessory buildings generally shall be located in the rear yard but may not be located within an easement area, shall not unreasonably obstruct any adjacent neighbor's views and must be screened by a fence or vegetation.
4. No contractor or builder shall erect on any Living Unit any temporary building for use in connection with construction on such Living Unit. Provided, however, the ARC may in its sole discretion wave this requirement for temporary construction trailers.

B. Additions and Expansions.

Reviewer approval is required for any addition to or expansion of a residence. Materials shall match the existing residence.

C. Air Conditioning Equipment.

Unless otherwise permitted by the ARC, no window air-conditioning Living Unit shall be installed which is visible from the street.

D. Antennae and Communication Dishes.

No exterior television, radio antennae or satellite dish or receiver, or solar equipment of any sort shall be placed, allowed or maintained upon any portion of a structure or Living Unit without prior written approval of by the ARC. Satellite dishes shall be located behind the rear portion of the dwelling in the rear yard of the Living Unit and screened from view of the street and sidewalk, unless the applicant demonstrates that such placement unreasonable interferes with reception.

E. Architectural Standards.

The exteriors of all buildings must be designed to be compatible with the natural site features of the Living Unit and to be in harmony with their surroundings. The land forms, the natural contours, local climate, vegetation, and the views should dictate the building location, the building form, and the architectural style. The reviewer may disapprove plans if in its judgment the massing, architectural style, roof line, exterior materials, colors or other features of the building do not meet those standards.

F. Awnings and Overhangs.

The installation of awnings or overhangs requires reviewer approval. The awning or overhang color must be the same as or general recognized as complementary to the exterior of the residence.

G. Birdbaths, Birdhouses and Birdfeeders

Reviewer approval is not required for the rear yard installation of any birdbath that has height of three feet or less, including any pedestal. Placement of such items in any front or side yard placement requires reviewer approval. No reviewer approval is required for one rear yard installation of a birdhouse or birdfeeder. Such birdhouse or birdfeeder shall measure no more than one foot by two feet. Additional feeders or installation in front or side yard requires reviewer approval.

H. Clotheslines, Woodpiles, Etc.

All clotheslines, equipment and woodpiles shall be kept and maintained in the rear yard only and be screened by adequate planting and/or fencing so as to conceal them from view of neighboring residences and the streets. No above-ground tanks for the storage of fuel, water or any other substance shall be located on any Living Unit unless approved by the ARC.

I. Compost.

One compost pile measuring not more than three feet in diameter and three feet in height may be permitted on the rear yard if such is adequately screened by planting and/or fencing so as to conceal them from view of neighboring residents and the street. Owners shall be responsible for ensuring that compost piles are maintained in a manner which does not emit odors or attract rodents or insects, which may result in appropriate sanctions if allowed to occur.

J. Decks and Balconies.

Owners shall secure reviewer approval before installing decks or balconies. Decks and balconies must be constructed of wood or other material similar to that of the residence and, if painted, must be painted a color similar to or generally acceptable as complementary to the residence. Decks and balconies must be installed as an integral part of the residence or patio area. Any such decks or balconies must be located so as to not obstruct or diminish the view of or create an unreasonable level of noise for the adjacent property owners. Construction shall not occur over easements and must comply the applicable Parker County requirements.

K. Pet Runs and Houses

No structure for the care, housing or confinement of any animal shall be constructed, place or altered on any Living Unit unless plans and specifications for said lot have been approved by the ARC. No stable, poultry house, rabbit hut or other similar yard structure, with the exception of a doghouse, shall be constructed or allowed to remain in any Living Unit. The installation, construction or maintenance of other pet houses or pet runs shall be made only with the approval of the ARC.

L. Exterior Lighting.

Except for seasonal Christmas decorative lighting, all exterior lights must be approved by the ARC. Christmas lights shall be permitted no earlier than Thanksgiving and must be removed no later than January 15th. Christmas displays which, in the opinion of the reviewer, create traffic congestion or become an annoyance to adjacent property owners shall not be allowed. The reviewer may take into consideration the visibility and style of the fixture and its location on the home. Exterior lights shall be conservative in design and small in size as practical. Lights shall be directed toward the house or ground and limited in wattage to 2,000 lumens. Low voltage (12 volt) lighting is preferred.

M. Flagpoles.

Flagpoles are not allowed unless approved by the ARC. Decorative or seasonal flags must be mounted on the main residential dwelling and shall not exceed the roof line of the main residential dwelling.

N. Garage or Carport.

Garages which are constructed independent from the home require reviewer approval. Such garages shall be compatible with and complementary to the main residence in architectural style, material, color and location. Review shall be made on a case-by-case basis. Carports shall be prohibited. Garage doors shall not be removed and shall remain closed except in periods of ingress or egress. Garages may not provide for entry at the front of the Living Unit.

O. Gazebos and Greenhouses

Reviewer approval is required prior to the construction of any gazebo or greenhouse. Any gazebo or greenhouse must be an integral part of the landscape plan and must not obstruct any adjacent property owner's view.

P. Homes - Minimum and Maximum Dwelling Sizes

The minimum square footage of heated space within the frame line of any residential dwelling ("finished area") permitted on each Living Unit shall be 2,500 square feet.

Q. Hot Tubs and Saunas

Reviewer approval is required for the installation of any hot tub, jacuzzi, sauna or spa. Any hot tub, jacuzzi, or spa shall be an integral part of the deck or patio area and/or the rear yard landscaping. A hot tub, jacuzzi or spa shall be located in the rear or side yard, shall be installed in such a way that it is not immediately visible to adjacent property owners, and shall not create an unreasonable level of noise for adjacent property owners. Owners may be required to install safety features such as locks or covers for these items when such are not in use.

R. Latticework.

Latticework or a garden trellis which is a part of the landscaping or exterior of a structure must be approved.

S. Paint.

Owners may repaint in accordance with the originally approved color scheme of any dwelling or improvement. Reviewer approval is required for all changes in exterior painting. Review criteria may include, but shall not be limited to, the sheen of paint, the home's Architecture, any existing stone or brick accents, roof color, and the neighboring properties' colors. Primary colors for all exterior building surfaces must complement the Architectural theme of the house.

T. Patios.

Reviewer approval is required for the construction of patio covers, open patios, and enclosed patios. Patio covers shall be constructed of wood or material generally recognized as complementary to the residence and be similar or generally recognized as complementary in color to the exterior color of the residence. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence. Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence.

U. Playhouses.

A playhouse shall be considered an accessory building if it measures more than 24 square feet, is more than 6 feet high from peak to ground, or is constructed on a concrete slab or footing.

V. Pools.

Reviewer approval is required for the construction or installation of pools. Pools shall be an integral part of the deck or patio area and/or the rear yard landscaping. A pool shall be located in the rear or side yard, shall be installed in such a way that it is not immediately visible to adjacent property owners, and shall not create an unreasonable level of noise for adjacent property owners. Pools shall be fenced for safety purposes, and Owners may be required to install safety features such as locks or covers for these items when they are not in use. No above-ground pools are permitted.

W. Recreational Equipment.

Installation of all basketball goals requires reviewer approval. Basketball goals may only be placed or installed in the rear of a Living Unit so that it is not visible from the street and shall not be placed on the front or side of the structure at any time. Freestanding pole-mounted backboards are prohibited in the front yard, whether permanent or sleeve-set. Pole mounted basketball goals must be mounted on black poles and have backboards either clear or white, providing same are not visible from the street unless waived by the ARC. The review of rear yard pole-mounted backboards shall be based upon, but not limited to, the following considerations: proximity of goal to property lines and proximity of goal to neighbors' living areas, landscaping, and vehicles.

Approval is required for the installation of play and sports equipment taller than seven feet. All play equipment must be wood construction, environmentally and aesthetically compatible and approved by the ARC. Ten foot portable basketball goals may be permitted, provided such goals are stored out of view when not in use. Owner shall exercise consideration toward neighbors;; any such equipment shall be set back a reasonable distance from adjacent property lines so as to avoid disturbance of neighbors and shall not obstruct neighbors' views of open spaces. Treehouses are prohibited.

X. Roofing.

Roof pitches and overhangs may vary as dictated by architectural design. Reviewer approval is required for a roof-material change.

Y. Roof Accessories and Equipment.

Reviewer approval is required for all rooftop equipment and accessories; unless specifically excepted in this Section. All rooftop equipment must match roofing colors or be of a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing, gutters and downspouts (except for copper) must be painted to match the fascia and siding of the structure. No exposed attachment straps will be allowed.

Any installed solar energy equipment shall have the appearance of a skylight, shall have a finished trim material or curb, and shall not be visible from the street. Landscaping or other buffering may be required for solar panels.

Reviewer approval is not required for skylights having measurements of three feet by five feet or less. Skylights should be placed in locations so as not to detract from the building elevations.

Z. Setbacks and Yards

Setback requirements from property lines are established by the Declarant and applicable regulations and are subject to public utility easements, drainage easements, right-of-way, and landscape easements depicted on the recorded plats.

AA. Siding

Owners shall seek reviewer approval before installing or replacing siding which differs from the original material.

BB. Signs

No sign whatsoever shall, without the ARC's prior written approval of plans and specifications therefor, be installed altered, or maintained on any Living Unit or any portion of a structure visible from the exterior thereof, except: one temporary sign per Living Unit that advertises property for lease or for sale, which has a maximum face area of four square feet, and which is conservative in color and style; such permits as may be required by legal proceedings; such permits as may be required by governmental entity.

In no event during approved construction of any structure shall more than one job identification sign be approved by the ARC.

CC. Statues

Reviewer approval is not required for the rear-yard installation of any statue, which, including any pedestal, stands no more than five feet tall. All other statues or yard orientation is subject to reviewer approval.

DD. Temporary Structures

Temporary structures, other than those used during the initial construction of a residence, including without limitation, shacks, are prohibited. Reviewer approval is required for tents other than camping tents that are used for occasional overnight sleeping by children are left standing for 72 hours or longer.

EE. Trash Containers

Trash or containers shall be enclosed or screened from view of adjacent property.

Trash containers shall be kept in a manner which is not visible from the street or adjacent residence at all time other than during trash collection.

FF. Utilities

Pipes, wires, poles, utility meters and other utility facilities shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. Any utilities or utility equipment not installed below ground or within an enclosed structure requires reviewer approval. Utilities include water, sewer, power, telephone, cable television, and miscellaneous conduits.

IV. LANDSCAPING AND SITE STANDARDS FOR RESIDENTIAL PROPERTIES

Landscaping is an essential element of design at Tres Vistas Estates. Preservation of existing vegetation in addition to the introduction of plants native to the Parker County area must be considered in establishing the landscape design.

A. Initial Landscaping

Unless landscaping is provided with the purchase of the Living Unit, within 60 days of completion of a Living Unit by an Applicant, or within any extended period as may be provided in writing by the reviewer, the Applicant shall develop a landscaping plan and install and maintain landscaping on such Living Unit (subject to such extensions granted by the reviewer due to weather conditions).

The plan should include the following:

1. Format to be 24" x 36" sheet size.

2. Site plan with property boundary, footprints of permanent structures, and locations and identifications of every hardwood tree with a diameter of eight inches or more at a height of three feet above grade.
3. Project location and owner's name.
4. North arrow, drawing scale, sheet number, and date.
5. Planting plan showing locations of proposed and existing plants. Plants should be drawn at mature size
6. Irrigation plan if irrigation will be installed.
7. Construction details for all structural elements; i.e., retaining walls over 2'-6", pools, decks, etc.
8. Submit 2 copies of the package.

B. Drainage

Drainage of the Living Unit must conform to all Parker County requirements. All drainage and grading must be indicated on the plans approved by the reviewer. there shall be no interference with the established drainage pattern over any property except as approved in writing by the reviewer. The established drainage pattern is defined as the drainage pattern as engineered and constructed by the Declarant or approved builder prior to (or in some cases, immediately following) conveyance of title from Builder to the individual homeowner. Owners may make minor drainage modifications to their Living Units provided that they do not alter the established drainage pattern.

Landscape plans shall conform to the established drainage pattern, shall cause water to drain away from the foundation of the house, and shall prevent water from flowing under or ponding near or against the house foundation. Water should flow fully over walkways, sidewalks or driveways into the street. The reviewer may require a report from a drainage engineer as part of landscaping or improvement plan approval. Sump pump drainage should be vented a reasonable distance from the property line to allow for absorption.

C. Fences

No fence or wall of any kind shall be erected, maintained or altered on any Living Unit without prior written approval of the ARC of plans and specifications for such fences and walls. Absent a specific written waiver from the ARC, all wood fences must be installed so that the finish side of the fences faces outward from the Owner's Living Unit, so that the support structure side of the fence should face the Owner's Living Unit.

1. Reviewer's Authority.

The Declarant, prior to the expiration or termination of the Declarant Review Period and the ARC, after the expiration or termination of the Declarant Review Period, shall have the authority from time to time to create, revise or eliminate a list of pre-approved fence types and/or fence materials.

2. Maintenance.

Any fences or walls, whether constructed by the Owner or a builder, shall be well repaired and maintained consistent with the Development-Wide Standard. In the event a fence or wall is damaged or destroyed, the Owner shall repair or recondition the same at the Owner's expense.

D. Grading

Owners shall not grade their property so as to interfere with the established drainage pattern over any property except as approved in writing by the reviewer. Owner's should work with the natural contours and seek solutions that minimize the impact of grading with respect to major alterations of existing grades.

Owners may create berms, slopes and swales for the purpose of defining space and screening undesirable views, noise and high winds. Grassed slopes are berms are suggested not to exceed three feet of horizontal distance to one foot of rise or vertical height (3 to 1 slope) in order to permit greater ease of mowing and general maintenance.

E. Paving; Driveways

Owner shall secure reviewer's approval prior to paving with any paving material, including concrete, asphalt, brick, flagstone, stepping stones, and pre-cast patterned or exposed aggregate concrete pavers, and for any purpose, including walks, driveways, or patio areas. Owners shall secure reviewer approval before extending or expanding any driveway.

F. Retaining Walls

All retaining walls require approval by the reviewer. Such walls shall be properly anchored to withstand overturning forces. Stone walls shall be made thicker at the bottom than at the top to achieve stability. All retaining walls shall incorporate weep holes into the wall design to permit water trapped behind them to be released. Timbers for walls or other landscape use should be treated to resist decay. Walls shall not be located so as to alter the existing drainage patterns.

V. **CONSTRUCTION GUIDELINES**

A. Inspections

The Applicant shall schedule and coordinate a review of all construction activities with the reviewer to verify compliance with the approved plans and specifications. The reviewer may

also perform additional periodic informal inspections to ensure that work is being performed in conformance with approved plans, these Design Guidelines and the Development-Wide Standard. All inspections are observations only and will not relieve the obligation to obtain inspection approvals from Parker County and other organizations having jurisdiction.

Job sites not in compliance with the Declaration, these Design Guidelines or approved plans will be issued a Notice of Violation and a punchlist of items needed to bring the construction and/or job site into compliance. Further construction is prohibited until such punchlist items have been corrected.

B. Construction Damages

Any damage to vegetation or common area facilities caused by the Applicant, its contractors, sub-contractors, agents or employees must be corrected immediately to the satisfaction of the reviewer, the Declarant, and owner of the damaged property. If the damage is not corrected, the Declarant or the Association may repair such damage and assess the costs of repair to the Applicant.

C. Conduct

The Applicant must ensure that all contractors and subcontractors control the conduct of their employees while working in Tres Vistas Estates. Loud music, profanity, and other behavior which is unbecoming of a quality operation will not be tolerated. Employees violating this policy may be asked to leave the premises and may be denied access at the construction entrance.

D. Site Cleanliness

All sites must be maintained in a clean and orderly manner at all times. The storage of materials should be in an inconspicuous location within the site and stored neatly and orderly. All construction debris shall be cleared at the end of each working day.

VI. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

These Design Guidelines may be amended as follows:

A. So long as Declarant owns any portion of the residential properties or has the authority to expand the residential properties pursuant to Article XV of the Declaration, Declarant may, in its sole discretion, amend these Design Guidelines as they apply to the residential properties, notwithstanding any delegation of reviewing authority to the ARC.

B. When Declarant no longer owns any portion of the residential properties or no longer has the authority to expand the residential properties pursuant to Article XV of the Declaration or has delegated its right to amend these Design Guidelines, these Design Guidelines may be amended only upon the affirmative vote of two-thirds of the members of the ARC and the consent of the Board.

C. Such amendment shall be published and/or promptly posted in a prominent place within the Community.

D. All amendments shall become effective upon adoption by the Declarant, so long as Declarant has the authority to amend these Design Guidelines, or, if the Declarant no longer has such authority, upon adoption by the ARC. Such amendments shall not be retroactive so as to apply to previous work or approved work in progress.

E. In no way shall any amendment to these Design Guidelines change, alter or modify any provision of the Declaration or any Supplemental Declaration.

VII. DEFINITIONS

Capitalized terms that are not defined in these Design Guidelines shall have the same meaning as set forth in the Declaration.

These Design Guidelines have been prepared by the Declarant for Tres Vistas Estates and are hereby adopted on this 31st day of August, 2001.

ARCHITECTURAL REVIEW COMMITTEE
OF TRES VISTAS HOMEOWNERS
ASSOCIATION, INC.

By: _____
J. Donovan Williamson, President

Tres Vistas Estates: Final Design Submittal

The following documents must be submitted for final review, no review will commence until the submittal is complete.

Project Owner:

Project Address:

APPROVED		
YES	NO	
		<p>Site Plan (scale @ 1" = 10' or 1" = 8') showing the entire property, location of the living unit and any accessory buildings, pools, decks, site retaining walls over 2'-6" tall, proposed finished floor elevations, existing and proposed topography, mechanical equipment and water well locations, screening for the mechanical equipment and water well, trash enclosures, location of septic system, driveway, sidewalks, parking area, site paving materials, all protected plants or special terrain features to be preserved, trees to be removed, fencing, proposed exterior lighting, and satellite dish placement.</p> <p>Note: The site plan scale may be reduced due to lot size with approval from the ARC.</p>
		<p>Foundation Plan (scale 1/4" or 1/8" = 1'-0") showing layout, foundation steps, reinforcement design, design criteria, and the stamp on a registered structural engineer.</p>
		<p>Floor Plans (scale 1/4" or 1/8" = 1'-0") showing finished floor elevations and square footage.</p>
		<p>Roof Plan (scale 1/4" or 1/8" = 1'-0") showing all roof pitches.</p>
		<p>All Exterior Elevations (scale 1/4" or 1/8" = 1'-0") showing proposed grade lines, roof pitch, maximum height of the residential dwelling, an indication of exterior materials and colors, and lighting scheme and other details affecting the exterior appearance.</p>
		<p>Complete Landscape Plan (scale 1/4" or 1/8" = 1'-0") showing size and type of all plants, irrigation system if irrigation will be installed. Must be submitted within 60 days of completion of the living unit by the applicant, or within an extended time period as may be provided in writing by the reviewer.</p>
		<p>One Submittal Set of all required documents. (Please provide an additional submittal set if the owner wishes to retain an approved record copy signed by the representative of the Design Review Committee.</p>

	Submittal incomplete: RE-SUBMIT
	Make revisions as notes
	Approved as submitted

Date Owner notified:

Signed:

Date:

Architectural Review Committee Representative

Date: 11.22.06

TRASH RECEPTACLES AND DEBRIS REMOVAL

(Addenda to the Design Guidelines for Tres Vistas Estates, Section V, Item D)

Owners and builders shall clean up all trash and debris at the end of each day; an approved trash receptacle must remain on the site at all times for this purpose to contain all lightweight materials and packaging. The receptacle must be positioned on the site alongside the construction access drive, clear of adjacent road right-of-way and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse; disposal shall be at a suitable off-site facility. Owners and builders are prohibited from dumping, burying, or burning trash anywhere on the lot or in Tres Vistas Estates.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore in the judgment of the Architectural Review Committee or a detriment to other Lots or open space. Any clean-up costs incurred by the Architectural Control Committee or the Association in enforcing these requirements shall be payable by the owner and the general contractor. Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces, driveways, or other portions of Tres Vistas Estates.

CONSTRUCTION REGULATIONS: PURPOSE

(Addenda to the Design Guidelines for Tres Vistas Estates, Section V)

In order to ensure that all neighboring properties are respected and the nuisances inherent to any construction process are kept to a minimum, the following regulations shall be enforced during the construction period of all improvements at Tres Vistas Estates. Any violation of these regulations by an Owner's agent, representative, general contractor, or sub contractor shall be deemed a violation by the Owner.

In the event that any person fails to cure any violation of the design guidelines within ten (10) days after receipt of written notice from the Architectural Review Committee designation the particular violation, the Architectural Review Committee shall have the power and authority to impose upon that person a fine for such violation not to exceed five hundred dollars (\$500.00) per occurrence.

Continued failure to comply may cause the Architectural Review Committee to pursue legal remedy in the form of a "stop work" injunction or punitive damages.

The continued or habitual violation of these Design Guidelines by a general contractor, subcontractor, or materials supplier will result in the withdrawal by the Architectural Review Committee of his/her approval to perform work at Tres Vistas Estates.

SANITARY FACILITIES

(Addenda to the Design Guidelines for Tres Vistas Estates, Section V)

Each owner or general contractor shall be responsible for providing adequate sanitary facilities for his/her construction workers. Portable toilets must be located within the Lot's perimeter, clear of all right-of-way and adjacent properties.

ALCOHOL AND CONTROLLED SUBSTANCES

(Addenda to the Design Guidelines for Tres Vistas Estates, Section V)

The consumption of alcohol or use of any controlled substance by construction personnel on any construction site, Lot or Common Property with Tres Vista Estates is prohibited.

CONSTRUCTION INSURANCE REQUIREMENTS

(Addenda to the Design Guidelines for Tres Vistas Estates, Section V)

All general contractors and subcontractors must provide evidence of insurance with their Lot Owner and the Architectural Review Committee, prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming the Owner and Tres Vistas Home Owners Association as the certificate holders. The required insurance must provide coverage not less than \$500,000 each for general liability and automobile liability. General liability coverage shall contain provisions for contractual liability and broad property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

BUILDERS QUALIFICATIONS

(Addenda to the Design Guidelines for Tres Vistas Estates, Section V)

All general contractors and subcontractors performing construction or other related services at Tres Vistas Estates must be licensed and satisfy such other requirements as may be imposed by the Architectural Review Committee, in its sole discretion. Prior to the start of any construction activity, every general contractor and subcontractor must make application to the Architectural Review Committee for approval as a qualified Tres Vista Estates general contractor or subcontractor. Such application shall be in the form specified by the Architectural Review Committee, shall be supported by such additional information or documentation as the Architectural Review Committee may specify, and shall include an expressed written confirmation of the applicant's agreement to abide by these Design Guidelines and other rules and regulations promulgated by the Architectural Review Committee. General contractors who have been approved by the Architectural Review Committee are approved on the quality on their construction as compared to the Design Guidelines, and the Architectural Review Committee does not investigate or determine the financial stability of any proposed general contractor.

CHIMINEYS AND OUTDOOR FIRES

(Addenda to the Design Guidelines for Tres Vistas Estates, Section III)

Due to the amount of trees and the incidence of gusting or sustainable winds, all chimneys must be equipped with a U.L. or I.C.B.O approved spark arrestor; including outdoor fireplaces.



Fences

(Addenda to the Design Guidelines for Tres Vistas Estates, Section IV)

All wood fences and chain-link fences are prohibited. The Architectural Review Committee shall approve all fence material.

FOUNDATION PLAN

(Addenda to the Design Guidelines for Tres Vistas Estates, Section II)

Foundation plan (scale 1/4" = 1'-0" or 1/8" = 1'-0") showing the foundation layout, foundation steps, reinforcement design, design criteria, and the stamp of a registered structural engineer.

SITE PLAN

(Addenda to the Design Guidelines for Tres Vistas Estates, Section III)

Site plan (scale 1" = 10' or 1" = 8'), showing the entire property, location of the residence and any accessory buildings, driveway, parking area, existing and proposed topography, finished floor elevations, all protected plants or special terrain features to be preserved, trees to be removed, all utility sources and connections, and site walls.

ARCHITECTURAL REVIEW FEES

\$150 flat rate to review new house plans. Payments to be made to homeowner's association which will distribute to committee