

**INSTRUMENT TO RECORD BUILDER GUIDELINES
LAKEMONT**

This Instrument is being recorded by Lakemont Community Association, Inc., a Texas nonprofit corporation (the "Association") pursuant to Section 202.006 of the Texas Property Code.

Section 202.006 of the Texas Property Code requires a property owners' association to record each dedicatory instrument in the real property records of the County in which the property to which the dedicatory instrument relates is located, if such instrument has not previously been recorded, and

Restrictive covenants and other matters concerning the Subdivision are set forth in Declaration previously recorded as follows:

Declaration of Covenants, Conditions, and Restrictions for Lakemont recorded under Fort Bend County Clerk's File No. 2002134886 of the Official Records of Real Property for Fort Bend County, Texas, and recorded amendments thereto.

The Association is currently subject to the following additional dedicatory instruments which have not previously been recorded, to-wit:

**LAKEMONT RESIDENTIAL ARCHITECTURAL CONTROL GUIDELINES FOR NEW
CONSTRUCTION BY BUILDERS
FRIENDSWOOD DEVELOPMENT COMPANY
2002**

Pursuant to Section 202.006 of the Texas Property Code, the Association does hereby record such additional dedicatory instruments, copies of which are attached hereto in the order set forth hereinabove.

This instrument supersedes any recorded prior instrument.

Executed on the 21st day of December, 2011.

LAKEMONT COMMUNITY ASSOCIATION, INC.

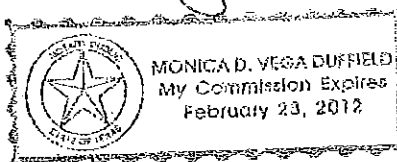
By: *[Signature]*
Javier Martinez, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on December 21, 2011, by Javier Martinez, President of Lakemont Community Association, Inc.

[Signature]
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:
Friendswood Development Company
550 Greens Parkway, Suite 100
Houston, TX 77007
Attn: Monica Vega-Duffield



LAKEMONT

Residential Architectural Control Guidelines

for New Construction

by Builders

FDC

* * * *

Friendswood Development Company

2002

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Lakemont Residential Architectural Control Guidelines
Friendswood Development Company

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LAKEMONT RESIDENTIAL ARCHITECTURAL CONTROL GUIDELINES
ADDENDUM

Effective August 27, 2003

Chapter III. Site Planning

J. Landscaping

1. Yard Trees

On lots 55' in width or less, 1 pine and 1 hardwood OR 2 hardwood trees are permitted. The tree size requirement has not changed. The hardwoods may include oaks, maple, sweetgum, elm, etc. The hardwoods may not include bald cypress or Bradford pear.

2. Street Trees

Regardless of the lot width, for cul de sac lots with less than 25' linear frontage of grass, only one street tree is required. On cul de sac lots, street trees should be located at the center of the grass frontage.

These Residential Architectural Control Guidelines outline design goals, design criteria and the design review process for Lakemont, developed by Friendswood Development Company (FDC).

I. Introduction

Friendswood Development Company builds communities. The housing in these communities does more than provide shelter. Each house reaches out from its site to influence the look and feel of the entire community. In order to enhance the long-term value of the physical environment of our communities, we have implemented Architectural Control Guidelines. These guidelines are an aid in our goal that each home built within our communities contributes in a positive way to the character of its neighborhood and the overall quality of its surroundings. These guidelines are written in an effort to motivate builders and designers to produce designs that create a strong sense of community.

The specific purposes of these guidelines are:

- To protect and enhance property values,
- To create an orderly and predictable basis for design review and approval of development proposals, and
- To encourage high quality design that will achieve a harmonious relationship among neighboring buildings and sites.

From time to time specific thematic criteria may be designed for a particular neighborhood or section. In such instances, FDC reserves the right to issue supplementary guidelines necessary in achieving the desired theme or character of that neighborhood. These supplementary guidelines may affect either the Site Planning and/or the Architectural Design and Materials sections of these guidelines.

II. Architectural Review Process

A. Areas of Application

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved by the Architectural Review Committee (the "Committee") prior to commencement of any onsite building or construction activity. This approval can be secured in a timely fashion if applicable criteria specified in Sections II through Section VI of this guide are met to the satisfaction of the Committee. The approval process can be facilitated if complete and high quality presentations of the development proposal are submitted to the Committee. The Committee reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of property owners and developers.

B. Submission Procedures

The design for each home in Lakemont must be approved in writing by the Architectural Review Committee before construction of a residence can begin. The Committee is committed to a high level of design quality within our communities by reviewing residential design and plotting submissions and working with our builders to achieve this goal. Any deviation from approved plans during construction, without the Committee's approval, constitutes a violation. Corrections of such deviations may be required. Notice of approval shall be in the form of a letter from the Committee to the party submitting the plans. Copies of approved plans and approval letters will be kept on file at FDC until completion of the development section. The Committee will review submissions and make every effort to give notice of approval or disapproval within 5 working days following receipt and review of submissions.

The Committee meets regularly to review design submittals. Only complete submittals will be reviewed. All drawings must be accurate enough to be scaled reliably. Faxed materials will be accepted for preliminary house design and plot plan change approvals. Any variances, however, must be requested in writing. Faxes will not be accepted in place of normal submission procedures. Submittals shall be sent to:

Residential ARC Administrator
Friendswood Development Company
550 Greens Parkway, Suite 100
Houston, TX 77067

The process for submission of Production Home Plans, and Production Home Site / Plot Plans are as follows:

1. Production Homes

Production home plans must be approved for each community and each neighborhood they are proposed. Approvals in other FDC communities do not constitute a blanket approval to build that plan in Lakemont. Existing approved production home plans must be submitted and approved for each community to determine their appropriateness for new neighborhoods and may require architectural design changes.

A. Plan Design: Architectural Review Process Submittal Requirements:

The Committee requires one set of the following for production home plan submittals:

- Floor Plans on 11" x 17" sheets.
- Front Elevations on 11" x 17" sheets; all elevations must be shown and must include:
 - notation of locations of all exterior wall materials
 - notation of roof materials
 - notation of window types

Upon approval of a production home floor plan and series of elevations, only site/plot plan approvals are required for each home.

B. Site / Plot Plan: Architectural Review Process Submittal Requirements:

The design for each Site/Plot Plan must be approved in writing before construction of the residence can begin. Deviation from approved Site/Plot Plans during construction without the Committee's approval constitutes a violation. Site/Plot Plan submittal consists of one set of the following:

Site/Plot Plan including:

- locations, dimensions, and materials notations for walkways, driveway, patios, and all other exterior flatwork including setbacks, easements, and building lines
- lot coverage calculation, including the total area of all footprint areas of impervious cover as listed below, including all building foundations, walks, sidewalks, patios and driveways.)
- proposed location, height, and material of each exterior fence or wall
- lot number, block number, section number, and Builder name must be clearly printed on the first page of the submittal.

C. Disclaimers

These Residential Architectural Control Guidelines are intended to describe a general level of conformance for development. The guidelines and the procedures set forth herein may be modified or waived from time to time by the Committee and do not supercede compliance with applicable federal, state, county, or local laws and regulations.

These guidelines set forth the requirements, procedures, and technical criteria used by Friendswood Development's Architectural Review Committee (ARC or the Committee) for the review of site development plans and exterior building designs. Approval by the Committee does not constitute approval of or satisfaction of any governmental agency requirements. Compliance with these guidelines does not provide exemption from required state, county, or local approval procedures. Homes built within Lakemont must meet City of Houston construction requirements.

All structures must conform to any state or local building codes, zoning ordinances, or other governmental regulations. If provisions of these Architectural Control Guidelines are more restrictive than other applicable codes, the provisions of these Architectural Control Guidelines apply.

Neither the Primary Developer, the Committee, nor their individual members, partners, employees, agents, or the successors or assigns of any of them shall be liable in damages to anyone submitting to them for approval of any plans and specifications or request for variances from the Architectural Control Guidelines, or to any owner or occupant of any parcel of land affected by the Architectural Control Guidelines, or to any third party, and the submission of

plans or requests constitutes an express waiver and release of these third parties to the fullest extent permitted by law.

III. Site Planning

A. Minimum Building Setbacks

Site plans must conform to restrictions set forth in the Declaration of Covenants, Conditions and Restrictions (the "DCC&R's"), the recorded subdivision plat which shows building setback lines and easements dedicated by separate instruments, and all Houston ETJ ordinances. In some cases, different setbacks may be enforced by deed restrictions, neighborhood architectural guidelines, and/or the Committee for aesthetic reasons. FDC reserves the right to modify setback requirements.

1. **50' Lot Setbacks)**

Front yard building setback lines will be in accordance with the recorded plat. There shall be required side yard setbacks of five (5) feet and a rear yard setback of ten (10) feet.

2. **55' Lot Setbacks**

Front yard building setback lines will be in accordance with the recorded plat. There shall be a required side yard setback of five (5) feet and a rear yard setback of ten (10) feet. Detached rear garages must be a minimum of three (3) feet from the side property line and may be built up to the recorded utility easement in the rear. If a five foot side utility easement exists, however, the garage may be placed no closer than five (5) feet from the adjacent property line. All setbacks shall be measured to the edge of building walls and not to the edge of their respective overhangs.

3. **65' Lot Setbacks**

Front yard building setback lines will be in accordance with the recorded plat. There shall be a required side yard setback of five (5) feet and a rear yard setback of ten (10) feet. Detached rear garages must be a minimum of three (3) feet from the side property line and may be built up to the recorded utility easement in the rear. If a five foot side utility easement exists, however, the garage may be placed no closer than five (5) feet from the adjacent property line. All setbacks shall be measured to the edge of building walls and not to the edge of their respective overhangs.

4. **Other Lot Setbacks**

Front and side setbacks of lot varying sizes shall be determined on an as needed basis and incorporated into these Guidelines by addendum.

B. Lot Coverage

Total site coverage of building, walks/sidewalks, patios and driveways may not exceed 45% for two-story homes (Fig. 1) and 55 % for one-story homes (Fig. 2) (excluding patio home lots). These percentages are approximations and apply to all areas within the property lines. Swimming pools, pool decks and spas are not considered in the calculation for lot coverage.

The area, which is not covered (open space), must be left natural if in a wooded area. However, regardless of whether a lot is located in a wooded area or plains area, the criteria within the Landscape section of these guidelines must be met. (Ref. Sec III, Paragraph K)

C. Corner Lots and Intersections

1. Corner Lots

Corner lots shall have garages and driveways near the property line farthest from the corner intersection only. Detached side out garages are prohibited.

Only a house structure may be constructed (or located) where the side building line setback nearest the intersection is located. Fencing along side streets must be constructed half way between the building line and the property line and continue from the rear property line to five (5) feet behind the front corner of the house. For example, if the side building setback is twenty (20) feet, the fence must be located ten (10) feet from the property line (Fig. 3).

2. Intersections

An area of open space is required at all corner lots where intersections occur. These intersections shall be unobstructed to permit pedestrian and vehicular view when near an intersection. No trees or other potentially opaque landscaping is permitted in this area. This shall be 25 feet in distance from each street at the corner. (Fig. 4)

D. Greenbelt and Lake Frontage Lots

Homes on community open space, greenbelts, and water bodies should be planned in a manner, which maximizes views to these amenities. Special consideration must be given to garage locations so that the potential for infringement on views from adjacent lots is minimized. Advantage of these views should be taken by creating an easy flow from informal living areas to outdoor living areas. These lots will be required to have attached front loaded garage configurations.

Rear porches or verandas are encouraged in order to create a shaded transition between inside and outside spaces.

Views from adjacent lots to a water body should not be obstructed due to the placement of garages, ancillary buildings, solid fencing, etc. Detached garages and other potential obstructions are not permitted in rear yards of waterfront lots.

Fences along the rear and partial side property lines of greenbelt and water frontage lots are required and must all be made of a uniform material. These fences are designed to permit views through them from adjacent properties and must maintain a consistent design within a given section or neighborhood. Refer to Section H (Fences and Gates) for further detail.

E. Patio Home Lots

Patio home lots are considered "zero lot line" homes. This means that they may be built right up to one of the side property lines as designated by the applicable deed restrictions and covenants.

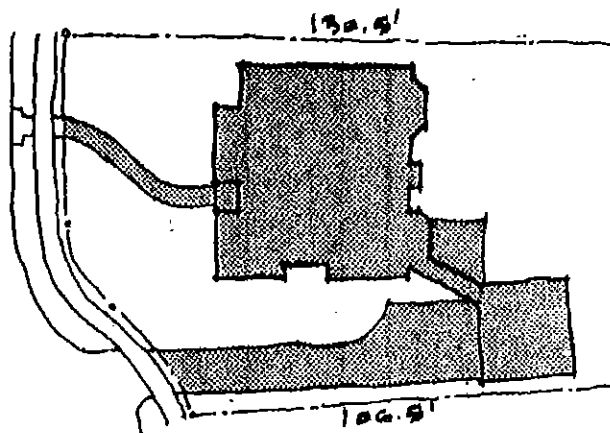
In order to accommodate any roof overhangs within the property line, however, the edge of the fascia on a roof will be considered the edge of the home for sitting purposes.

The patio (courtyard / open) side of a patio home shall, in general, face an all brick wall view so views into neighboring patio home's interior are avoided. Atrium cutouts in the "zero lot line" wall may be considered subject to review and approval by the ARC.

Where two adjacent patio home lots have patios that adjoin each other a solid seven-foot wood fence is required on the property line between lots.

Figure 1

Desirable 2-story condition:
Total Coverage (shaded): 3898 s.f. (approx.)
Total Lot Area: 9200 s.f.
Percentage Coverage: 42%



Undesirable 2-story condition:
Total Coverage (shaded): 5000 s.f. (approx.)
Total Lot Area: 9200 s.f.
Percentage coverage: 54%

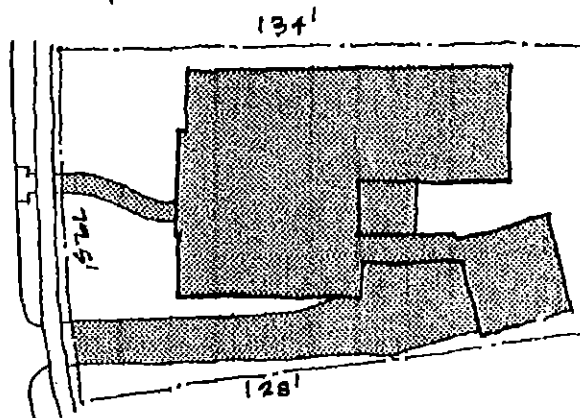
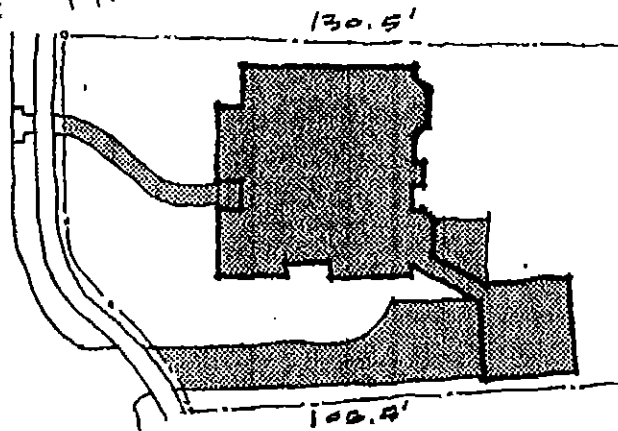


Figure 2

Desirable 2 story condition:
Total Coverage (shaded): 3950 s.f. (approx.)
Total Lot Area: 9720
Percentage Coverage: 41%



Undesirable 2-story condition:
Total Coverage (shaded): 5498 s.f. (approx.)
Total Lot Area: 9720 s.f.
Percentage coverage: 57%

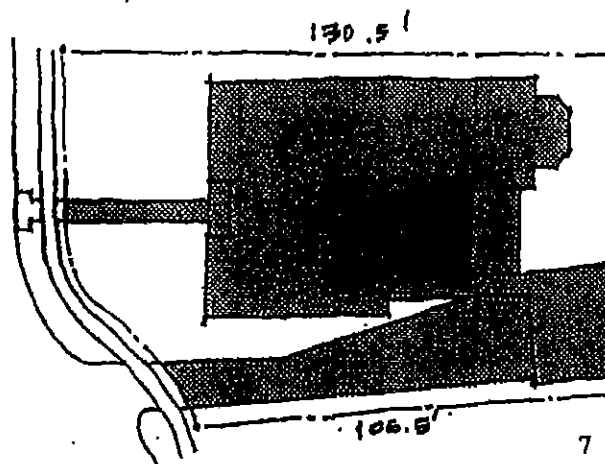


Figure 3

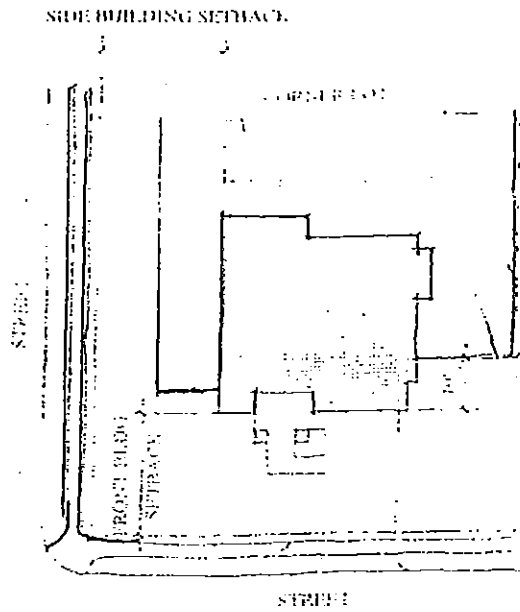
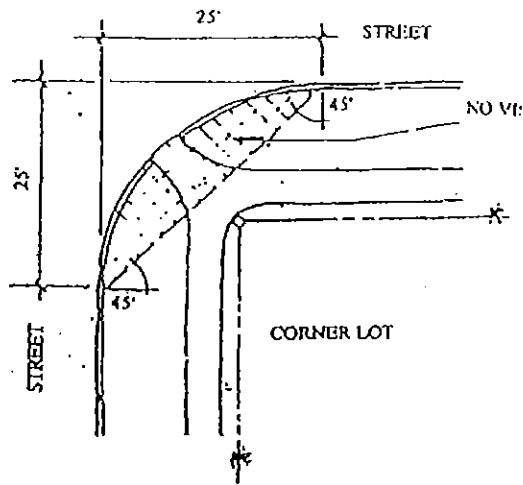


Figure 4



F. Sidewalks, Walkways, and Steps

1. Sidewalks

Sidewalks are required by the Developer and shall be built in conformance with the following criteria:

Sidewalks shall be four feet (4') wide with picture-frame finish and continue uninterrupted visually through both front walk paving areas and driveways. The picture-frame finish must be applied to driveway and walkway areas that intersect the sidewalk in order to achieve a continuous look. The intent is not to create small or unworkable sections of concrete, but to reinforce sidewalk continuity.

All sidewalks shall be located six feet (6') from back of curb.

Sidewalks shall maintain a common location straight path except where required to avoid fire hydrants, trees, or other obstacles.

When deviating from a straight line for such purposes, the sidewalk shall have a gentle curvilinear pattern. Where manholes or other such uses occur within a sidewalk area, they shall be installed to maintain a flush surface with the concrete paving (Fig. 5).

2. Walkways

Front walkways should complement the architectural style of the home and its respective site. Walks must conform to the landscape and should not compete with the house in detail or attention. All houses must have a front walk from the street curb or driveway to the front door. The configuration, which is most sensitive to landscaping, is preferred where applicable.

Front walks must be at least three feet wide, but no wider than five feet. Also, it is suggested that walks be at least 3 ½ inches lower than the front entrance landing in order to help avoid possible ponding problems in that area.

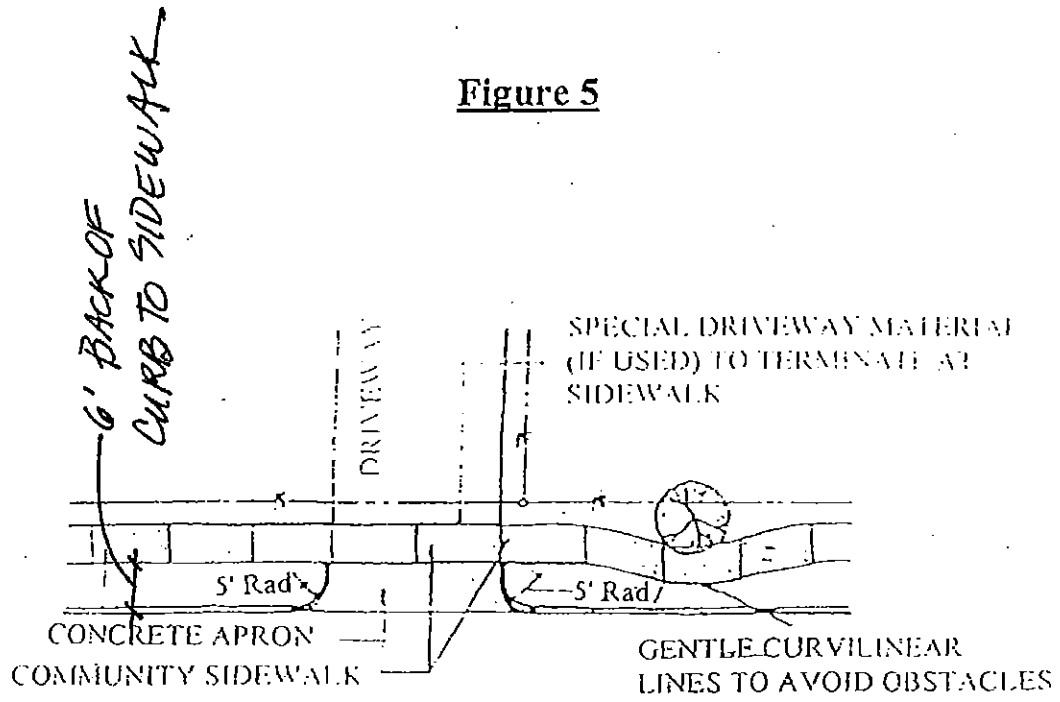
Concrete or brick pavers are the only permitted walkway materials.

3. Steps / Retaining Walls

Any proposed steps and terraces in the front yard should generally occur on or near the front property line (nearest the sidewalk) wherever possible.

Construction materials allowed for steps and retaining walls are the same as those for walls. The material should complement the predominant building material, preferably brick pavers. All materials, however, must be of masonry or stone construction and approved by the ARC. Asphalt is strictly prohibited.

Figure 5



Sidewalks to generally follow a straight path

A maximum rise of 18 inches is allowed for any individual retaining wall at any given location. If a situation exists where a taller retaining wall is needed, it shall be broken up into individual and separate 18-inch retaining walls. All retaining wall tops must be level with the horizon. Where possible, steps and walls should be contiguous within the overall design of the front yard (Fig. 6).

G. Garage and Driveway Locations

1. Garages

In most areas and situations, garages should be downplayed in importance if a front elevation component. This allows attention to be focused on the home versus the garage. Where detached garage configurations are utilized, garage fronts must be set back at least 60 feet from the front property line.

Driveway locations will be provided by Friendswood Development Company for each section. Variances may be requested by the builder (in writing) if there is an acceptable reason for deviating from the desired driveway location.

In front loaded garages, it is suggested that the roofline be treated in a manner, which does not call attention to the garage as a separate element. Recessing of massing at the garage from the major façade of the house by three feet or more is encouraged (Fig. 7).

If the garage extends forward from the front plane of the house, two single garage doors are preferred over a single double door. The idea is to scale down garage features and direct attention to other more desirable features of a home.

Single car garages are not permitted in either custom or production homes. A tandem garage space is permitted as a third space only.

2. Driveways

Builders are required to build driveways out to the street curb. It is builder's responsibility to take care in realigning the grade pattern in the flow line of the gutter per respective city or county regulations. The curb radius shall be five feet (as necessary to meet sidewalk edge) and saw cuts are required at both the curb and street (Fig. 8).

Where the driveways intersect the sidewalk and front walks, the driveway finish may not continue through the sidewalk (Fig. 5, refer to page 10). Where sidewalks do not exist, driveways may continue uninterrupted to the street curb with either a standard concrete finish or special paving material.

Driveways may be paved with concrete or other masonry materials, which relate to the architecture of the house. This masonry material must be compatible, not only with the home, but also with any other walkways or terraces on the lot.

Figure 6

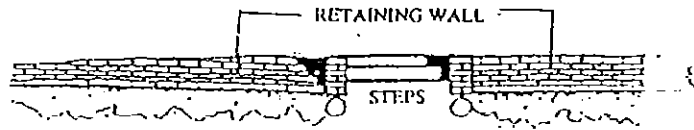
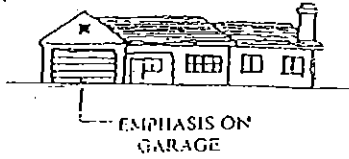
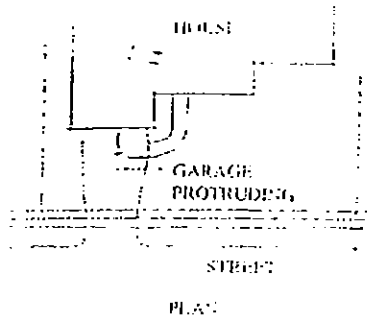


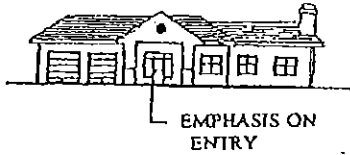
Figure 7



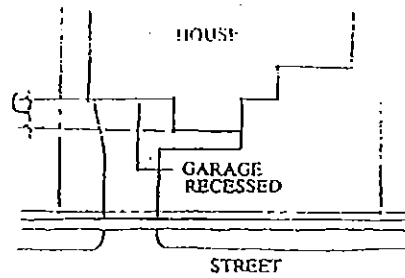
ELEVATION



PLAN



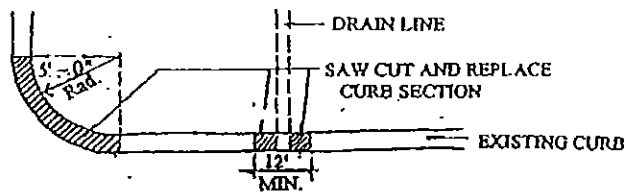
ELEVATION



STREET

PLAN

Figure 8



Materials such as textured concrete, stamped concrete, colored concrete, interlocking pavers, brick border pavers, etc. are acceptable, but must be submitted to the Committee for color and design approval prior to the construction.

Some locations may implement mountable curbs as a standard. Where this condition exists, driveways will be poured to the edge of the back of the curb and no saw cuts will be necessary. The sidewalks finish, however, will still be respected as mentioned previously. As in walkway construction, the use of asphalt is prohibited.

Driveway curbs shall be cut and doveled into street curb. The joint will be constructed in conformance to respective city or county standards and shall be doveled at the point of curvature (Fig. 9).

The maximum driveway width for front loaded garages is 17 feet at the front property line.

The maximum allowable driveway width for detached garages is 12 feet from the front property line to at least the front building line where it may then transition to a wider width. The minimum driveway width allowed is 10 feet except where applicable county and city codes require otherwise.

All detached garage driveways shall have a minimum three feet side lot setback between the driveway and the adjacent side property line.

Where side by side driveways occur, a minimum four feet side lot setback on each lot shall be required between the driveway and the side property line to allow for adequate landscape treatment.

All driveway designs are subject to review by the Committee.

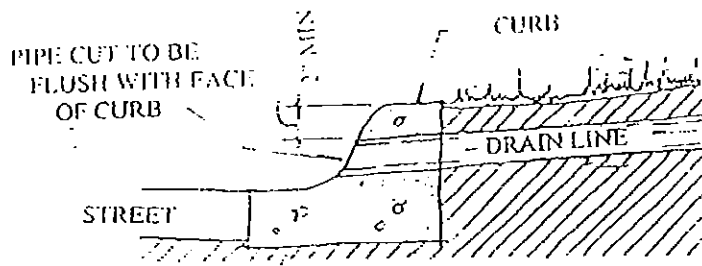
H. Fences and Gates

In general, fences, walls, and gates should never compete with or dominate a house or its landscaping. Consistency of style of fence is critical within a given street, cul-de-sac, or visual area. As with any structure, landscaping should be considered an integral part of any scheme. This is especially critical where fences border an open-space frontage.

Since fences, walls, and gates have a visual and physical impact on public views, careful consideration in construction methods and screening is crucial.

Using landscaping and plant materials, combining plants or hiding fences in plant materials helps to soften the effect of hard fencing on public views. Builders must also be mindful of the effect of construction methods on adjoining property.

Figure 9

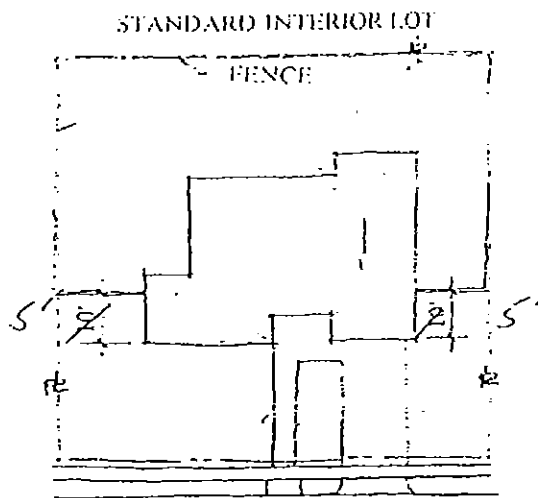


1. Fences

The relationship of a fence to the terrain, buildings, and neighborhood is very important. For a fence to relate visually to the building, it should harmonize with it. On the other hand, it is more important for a property line fence to relate to the open character of the topography and neighboring fences. The following helps to address these concerns.

- All fences must be set back at least five feet from the front facing wall closest to the side yard being fenced on any interior lot and interior side of a corner lot.
- On corner lots, the street side fence must be located half way between the property line and the building line and continue from the rear property line to five (5) feet from the front corner of the house. A continuous ligustrum hedge is required along the side street fence. The hedge shall be a minimum of 5-gallon ligustrum, 30 inches on center unless otherwise approved in advance and in writing by the Committee.
- The finished or architectural side of a fence should always face the exterior or public side (street side).
- In all instances, tops of fences must be horizontal and level.
- All fences must occur within or along common property lines except at corner lots (Fig. 10).
- If the topography of the lot varies, the top of a fence should "step" up or down (stagger) as required so that the top of the fence is always level with the horizon.
- Changes in elevation at the top of fences are to occur only at normal post spacing intervals.
- Rails must be horizontal, but the bottom of slats may slope with the respective topography of the land. Tops must be horizontal.
- Wood fences must not be painted, but rather remain natural.
- Fences must never be stained with an opaque stain.
- All solid or semi-transparent fences are to be constructed of quality, new, number-one or number-two grade cedar or treated pine material.

Figure 10



a. Solid Fencing

Interior Lots:

Solid fences are best used adjacent to or attached to the house as an architectural extension on typical interior lots. Generally, the maximum height for such a fence is six feet.

All solid fencing must be of 1" x 6" picket size.

A "good neighbor" fence policy is required along adjacent production home lots. Alternating sections are to occur at regular fence post intervals only, so that an entire panel is dedicated to one lot and the following panel is dedicated to the adjacent lot and so forth. In this manner, both lots receive approximately the same exposure to finished sides of a picket fence structure.

The breezeway fencing between a detached side-out garage and the home may be four feet in height to allow for visibility.

Where residential lots are located adjacent to either a commercial, institutional, or other more public use, the finished side of a fence should always face the non-residential use.

Corner Lots & Subdivision Entrances:

On a corner lot of a subdivision entrance where wood fencing is utilized, solid fencing is required and must be a capped rail fence.

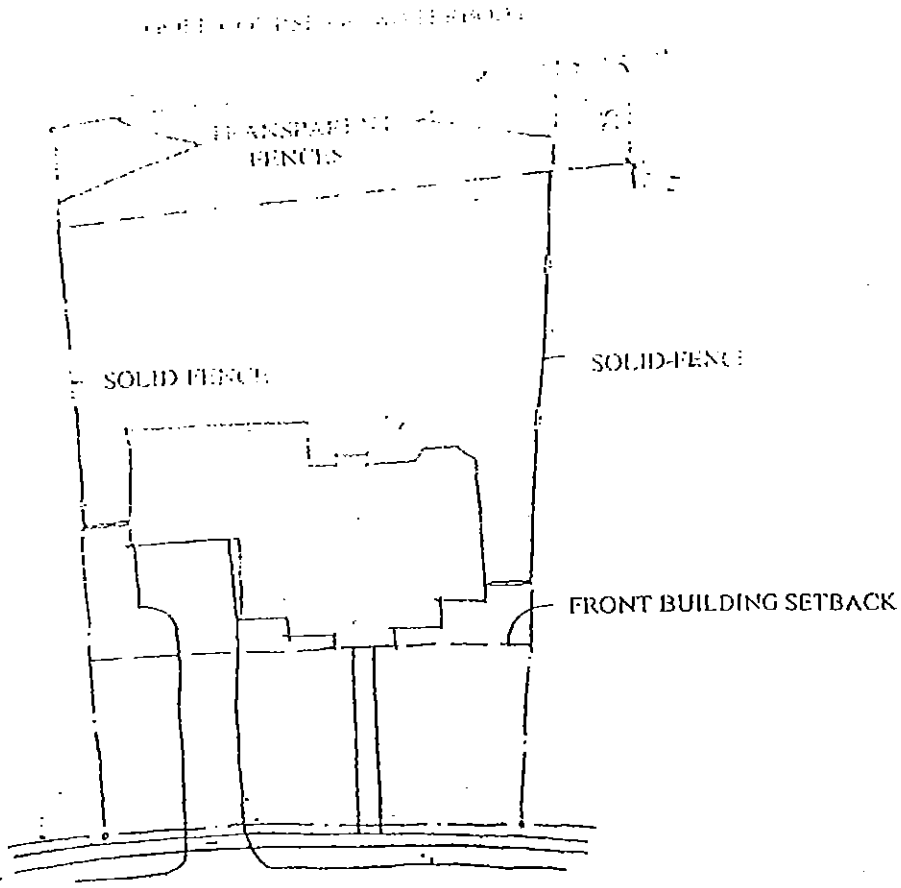
b. Semi-Transparent Fencing

Semi-transparent fences may occur adjacent to the house, but only on a property line not having public exposure. The maximum height for these fences is six feet. Semi-transparent fencing may be of board on board, staggered board, spaced board, etc. configuration.

c. Transparent Fencing (Iron Fencing)

Transparent fencing is designed to allow views from the home and from adjoining properties. These fences should be as unobtrusive as possible, blending into the neighborhood landscape and thus providing a uniform, open and consistent appearance along lakes or greenbelts. Transparent fencing is required along all rear yards and partially on side property lines (last 16 feet – two fence panels - from rear property line) for all lots with frontage on a greenbelt or water body. All iron fencing shall conform to the specification in Appendix A.

Figure 11



At the point where semi-transparent fencing is to meet transparent fencing, the transparent fence shall maintain its height and simply come right up to the solid fence at that point. The transparent fence, as mentioned previously, is required at the rear 18 feet of the side property line and all the rear property line of golf course and waterfront lots (Fig. 11). All fences, however, must be in compliance with respective deed restriction or covenant requirements.

2. Gates

Where pedestrian gates are proposed, they must be constructed of a durable material, which is compatible to its respective fence type. Where metal picket is proposed, care should be taken to insure that the gate does not provide views into any unsightly areas. Such areas must be screened from public view.

I. Decks, Pools, Ancillary Buildings, Etc.

All decks, pools, ancillary buildings, and other such structures are to be constructed only in the rear of the yard as specified in the following:

1. Decks

Decks for either pools or hot tubs are not permitted within the rear yard utility easement or the three (3) foot side yard drainage easements. These decks may be built beyond the side setback requirements provided that a minimum of three feet is left between the deck and the property line(s) for landscaping, fencing and reserved drainage easements.

Any deck system should be sensitive to the privacy of neighboring homes. If stairs are part of the deck design, the stair railing must match the deck rail. If possible, stairs should be included within the mass of either the deck or the house. The underside of the deck must be screened. The screening must be recessed and framed. The addition of landscaping to enhance the screening is strongly encouraged in all cases.

2. Swimming Pools / Hot Tubs / Spas

Swimming pools and spas must be constructed within the setback lines of each lot and may not encroach into the utility or drainage easements. Adequate room for landscaping should be provided. Mechanical Equipment may not encroach into the side or rear yard setbacks.

Above ground swimming pools are strictly prohibited. However, above ground spas, jacuzzis or hot tubs are allowed provided they are screened from public view through the use of landscape or a privacy fence. The intent of these applications is to hide mechanical equipment associated with these spas or hot tubs.

Generally, swimming pool features (i.e. slides, waterfalls, diving boards, etc.), accessories and equipment must not be directly visible from public views.

3. Ancillary Buildings and Other Structures

Gazebos, play structures, storage structures, shade and other structures must be submitted to the Committee for approval prior to construction. The size and height of these buildings are strictly controlled in the DCC&R's of each neighborhood. Gazebos, arbors and shade structures must be architecturally compatible with the main house and be in compliance with applicable restrictions. Structures proposed for greenbelt and lake frontage lots must not screen views from adjacent lots. Storage structures must be architecturally consistent with the style and materials of the house or actually be part of the house structure. Detached storage structures may require screening from public view. All ancillary buildings and other structures must be less than eight feet in height.

K. Landscaping

1. Yard Trees

The builder is required to install trees in the front yard of each home. The specific number of yard trees required for each lot depends on lot width. The following standards should be adhered to for the appropriate lot widths specified:

YARD TREE REQUIREMENTS

Lot Width	No. of Trees Required	Type of Trees
55' or less	2	1 Pine & 1 Hardwood
56' and greater	3	2 Hardwoods & 1 Pine or 3 Hardwoods

The yard trees installed, or if existing, must be a minimum of three inches (3") in caliper for hardwoods and four inches (4") in caliper for pines when measured 12 inches above grade. Additionally, trees must have a minimum height of ten feet and a minimum spread of five feet (Fig. 12). However, larger trees are encouraged.

2. Street Trees

In addition to the yard tree requirements, builders are also required to plant "street trees" in the front right-of-way of all lots and the front and side right-of-way of corner lots. Street trees are required in addition to yard trees. This right-of-way area is defined as the green space between the curb and the sidewalk.

Street trees shall be planted halfway between the curb and the sidewalk. Trees must be sized as shown, container grown and be planted and staked (with two metal posts) at 20 to 40 feet on center depending on driveway configurations and whether located on the

front or side streets. Minimum tree size requirement is by caliper size, not by size of container and is measured at twelve inches (12") above grade.

FRONT STREET TREE REQUIREMENTS

Lot Width	No. of Trees Required	Type of Trees	Minimum Size
50' or less	1	Live Oak	1-1/2" Caliper
51' to 74'	2	Live Oak	2" Caliper
75' and Greater	3	Live Oak	2" Caliper

**SIDE STREET TREE REQUIREMENTS
FOR CORNER LOTS**

Average Lot Depth	No. of Trees Required	Type of Trees	Minimum Size	Tree Spacing from Property Corners
110' or less	2	Live Oak	1-1 1/2" Caliper	27' - 56' - 27'
115'	3	Live Oak	1-1 1/2" Caliper	19' - 38' - 38' - 19'
120'	3	Live Oak	1-1 1/2" Caliper	20' - 40' - 40' - 20'

FRIENDS WOOD

DEVELOPMENT COMPANY



July 9, 2003

To: The Lakemont Builder Team

Brighton Homes

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Legacy Homes

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US Home

Paul Sims Fax 281-877-1684

Gary Keto

From: Liz Dantone

Subject: Front Yard Tree Requirement
Lakemont Residential Architectural Control Guidelines

Please note the following addendum to the Guidelines:

Chapter III Site Planning, Section K, Landscaping

For lots 55' or less in width, the two yard trees required may both be hardwoods, minimum 3" caliper (no longer required to be one pine and one hardwood).

The hardwoods may include oaks, maple, sweetgum, elm, etc. The hardwoods may not include bald cypress or bradford pear. If you have a question about whether a hardwood is acceptable, or not, please call.

If you have any questions, please call me at 281-874-8562.

Cc: Barbara Mayer, FDC

L389.doc2003

3. Other Vegetation

In addition to the tree requirements above, individual lots must meet the following minimum landscaping requirements:

- At least 15 foundation shrubs per lot should be installed in the front yard; minimum size for these shrubs is 5 gallons.
- At least 2 vertical foundation accent shrubs per lot should be installed in the front yard; minimum size for these shrubs is 10 gallon.
- Primary shrub and ground cover treatment in the front yard shall be within the back third of the front of the home. This is not to preclude additional landscaping in other areas of the front yard.
- A continuous ligustrum hedge is required on corner lots along the entire length of the side fence. The hedge shall be a minimum of 5-gallon ligustrum, 30 inches on center.

K. Tree Preservation and/or Removal

Successful preservation of existing trees depends on many factors, including quality methods on many factors, including quality methods and good timing. Issues important to that success include construction of protective barriers, root pruning, removal of dead, diseased or obstructing branches, avoiding dramatic grading and/or grove, avoiding soil compaction under the dripline, and providing supplemental feeding and/or watering to trees which have been or will be impacted by construction. In order to address these areas of concern, Builders are required to adhere to the following guidelines for tree preservation and removal.

Step 1:

The builder is required to survey and stake the footprint for proposed building garage, swimming pool, patio, driveway and rear yard utility corridor footprint areas prior to any construction activity. Decks are not considered permanent structures and, therefore, should not be considered a footprint area. However, in an attempt to preserve any significant trees (4 inches in caliper or larger). An effort should be made to design the decks around them. A residual "Tree Preservation Area" in the front and rear of a lot outside of the approved footprint area should exist and must be ribboned off.

After the footprint and tree preservation areas have been identified, a Friendswood inspection will take place. The purpose of this inspection is to determine whether the construction footprint(s), as laid out by the builder, will require an adjustment in order to accommodate the preservation of potential specimen trees groves which would/could otherwise be lost. Adjustments, if necessary, will be determined by the project engineer.

Tree preservation areas must not be disturbed and measures must be taken to protect them after clearing the footprint areas, as previously mentioned. Please refer to Step 3 for protection requirements of the tree preservation area.

- In the front yard, the tree preservation area will generally take on a rectangular shape and its boundaries are defined as follows:
 - 10 feet forward from the front building line
 - the side property line (non-driveway side)
 - the edge of the driveway
 - interior edge of the front right-of-way line
- In the rear yard, the tree preservation area is generally an irregular shape depending on the footprint(s) of the structure(s). This area is defined as follows:
 - 10 feet from the perimeter of the back of the house and garage
 - 3 feet from the perimeter of the patio and driveway
 - the side property line (non-driveway side or both sides if the garage is not detached) and/or 3 feet from the edge of a detached garage if located in the rear yard.
 - the edge of the rear yard utility easement

NOTE:

The rear yard utility corridor, for the purpose of installing utilities, must be approved by the Project Engineer prior to its clearing. If electrical power is available at the time, this utility corridor should be treated as part of the foundation footprint as described above. Otherwise, clearing of a corridor 5' ~ 0" in width (maximum) will be allowed for this purpose. Tree preservation fencing, as described below, is required around this area after corridor clearing is complete.

Once an acceptable footprint / footprints for clearing has been approved by a Project Engineer, the builder may proceed to Step 2.

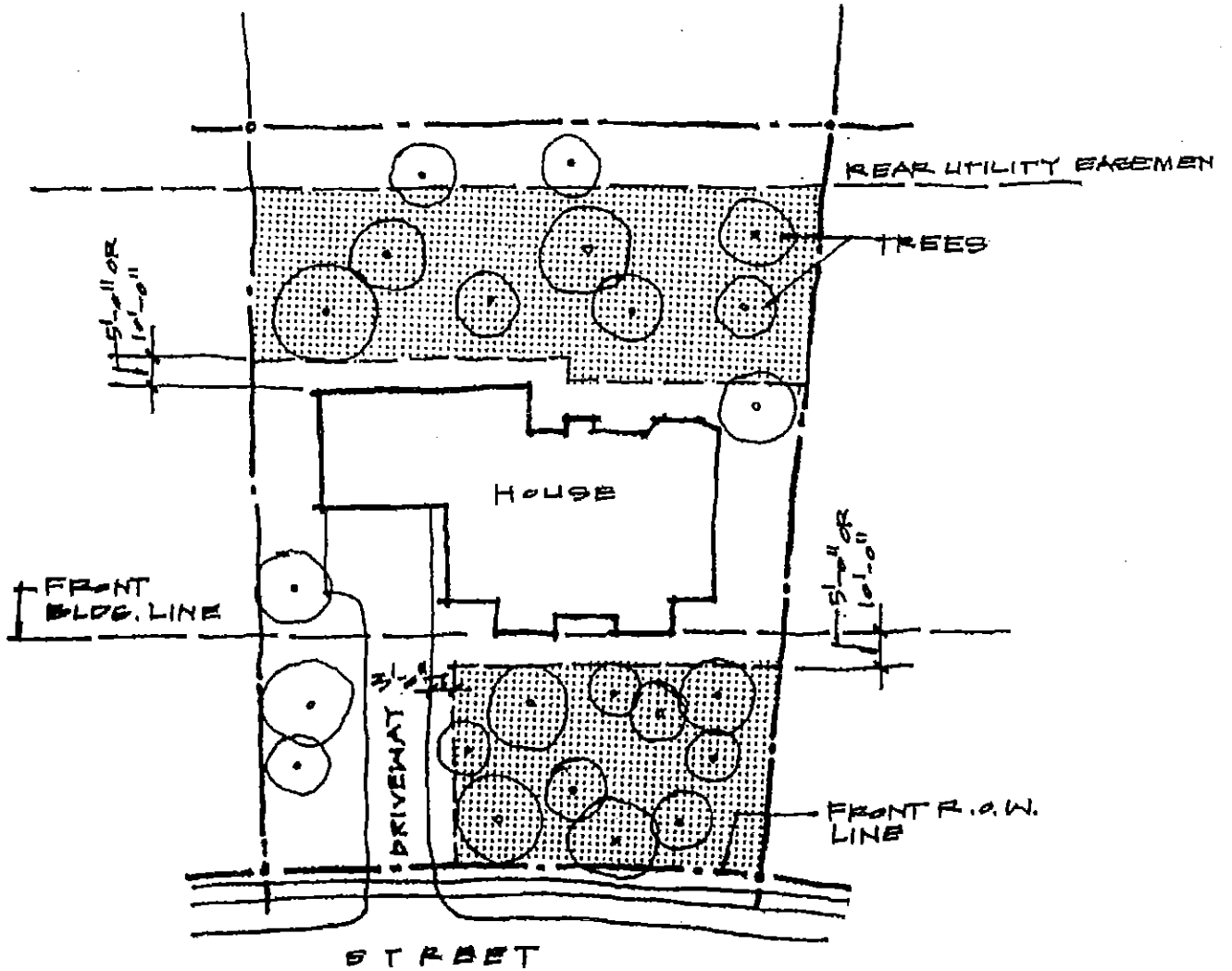
Please refer to Fig. 13 for a graphic description of tree preservation areas.

Step 2:

Upon receiving approval from the respective Project Engineer and completion of Step 1, the builder may begin clearing in the approved footprint areas. Additional clearing is allowed only around the building perimeter up to a maximum width of ten feet.

Absolutely no clearing is permitted in the tree preservation areas. Extra care should be taken to protect tree preservation areas from damage during the clearing process.

Figure 13



Step 3:

After the clearing process is complete, tree and underbrush protection in the form of a 4'-0" safety fence must be constructed around tree preservation areas (as defined in Step 1). This protection fence must be installed at the edge of the cleared zone. This protection fence must be constructed prior to any other construction activity, excluding the clearing previously mentioned.

Metal fence posts must be securely inserted in the ground and placed at a maximum of 8-foot centers along the identified ribboned area. The fence must then be secured to these posts to prevent sagging. The intent of this procedure is to further protect trees and groves of trees from construction equipment and also to prevent the storage of equipment within tree preservation areas.

Construction Activity:

When construction begins after the protection fence is installed, the following provisions are to be strictly adhered to:

- a. No equipment or materials may be stored or ever trespass into areas within the tree protection fence. Driving or parking vehicles or equipment within the tree protection fence is strictly prohibited. If, during construction, this fence is knocked down, it must be repaired by the Builder immediately.
- b. Items such as nails, wires, ropes, reinforcement bars, etc. must not be attached to any tree within a tree preservation area. Fencing must not be attached to trees.
- c. Underbrush within the tree preservation fences shall not be removed prior to or during construction. Removal of the underbrush may cause root systems to dry out due to exposure to excessive light and air on the ground just below the underbrush. Where underbrush exists and is to be removed after construction, the ground underneath must be mulched.

Removal of underbrush may occur only after construction activity is complete at time of final landscaping. Underbrush trees are defined as trees or bushes of three inches in caliper or less when measured 12 inches above grade.

- d. Appropriate tree removal methods must be utilized to prevent damage to the roots, trunk, and canopies of those trees which are to be preserved and/or relocated.

Trees which will be impacted through root pruning or grading, and which are to be preserved, should be root pruned and fed in a timely manner to reduce stress from construction activity.

- e. Drainage patterns shall be respected wherever possible. In areas where swales or sheet drainage is inadequate to drain a lot and/or pose a potential hazard to the structure, the Builder shall supply and make use of area drains. Tree preservation areas may not be graded with fill other than that needed for fine grading or sodding without approval of the Project Engineer.

The intent of the site drainage concept is to eliminate runoff onto adjoining property or other undesirable runoff locations. Generally, this can be accomplished through the construction of swales and drains which minimize the drainage impact to existing trees and vegetation.

- f. Grading under trees, which are to be preserved, should not change grade elevations under those trees by more than 1/2 the caliper of the tree trunk up to a maximum of two inches, whichever is less. (For example, only 2" of fill may be placed under a 4" caliper tree.)
- g. Tree protection fencing must remain in place until all construction work on the home is completed. Protection fencing may be removed only at the time of final grading in preparation for final landscaping.
- h. No activity that alters the landscaping or grading may take place within the tree protection fence until time for final landscaping. Grading and drainage must be in compliance with those requirements specified in "f" above.
- i. Builders are responsible for the removal of all trees which die prior to the closing date or as negotiated with the homeowner.

When tree replacements are necessary, the replacement tree(s) must be of a comparable species and, at a minimum, conform to the size and specie criteria set forth in Section "J" (Landscaping) of these Residential Architectural Control Guidelines in order to be considered and permitted as an adequate replacement.

NOTE:

If during construction, and after a reasonable time is given to rectify the situation, a Builder is found to be in violation of any of the above requirements, the Builder will be fined \$100.00 per day until the violation is cured. Should any OSHA construction requirements conflict with the tree preservation guidelines, the OSHA requirements take precedence.

L. Lot Drainage

In order for a lot to provide adequate drainage capabilities and remain sensitive to tree preservation, the following drainage guidelines apply:

1. FDC endeavors to provide engineered and developed lots that enable Builders to achieve positive site drainage of +/- .75% to 1.0% generally from the rear of lots to the street. Some situations may exist where drainage is to the rear of lots.
2. When a home structure is in place on a given lot:
 - Positive drainage should be maintained and should be directed away from the house structure
 - Drainage runoff onto adjoining properties is prohibited.
3. Item 2 above should be accomplished first through the use of the existing grading initially provided on the lot by FDC as stated in 1 above.

When lots require further drainage, the construction of swales which minimize drainage impacts to existing trees and vegetation are recommended. Lastly, where more drastic drainage requirements exist, the use of area drains is recommended.

Regardless of what method is utilized, the preservation of trees will always be considered a foremost concern. Drainage must attempt to work around significant existing trees and dedicated tree preservation areas. Please refer to the previous Section (K. Tree Preservation and Removal) for further direction on which trees must be preserved and the grading restrictions that apply.

IV. Architectural Design and Materials

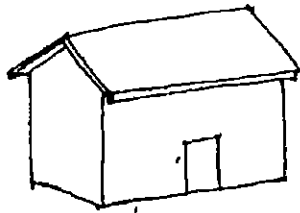
The general purpose of this section is to encourage variety, diversity, interest, and individuality in home architecture. Requirements of specific neighborhoods or sections may supersede this section to reinforce a particular architectural theme desired.

A. Massing of Home/Scale/Proportions

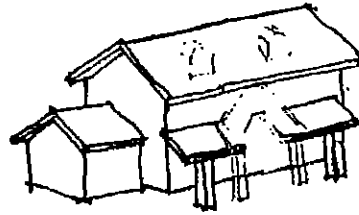
In general, the massing of a home should be appropriately scaled to the street and the surrounding homes. The home should have reasonable variations in its massing and should avoid the "straight box" approach in all instances (Fig. 14).

Side elevations with huge expanses on a common plane should be avoided. Relief should be provided on all elevations by providing set backs which can break down the massing where possible. Pieces of the home should be scaled appropriately to each other. Logical placement of material or texture changes can significantly help in creating appropriate massing.

Figure 14

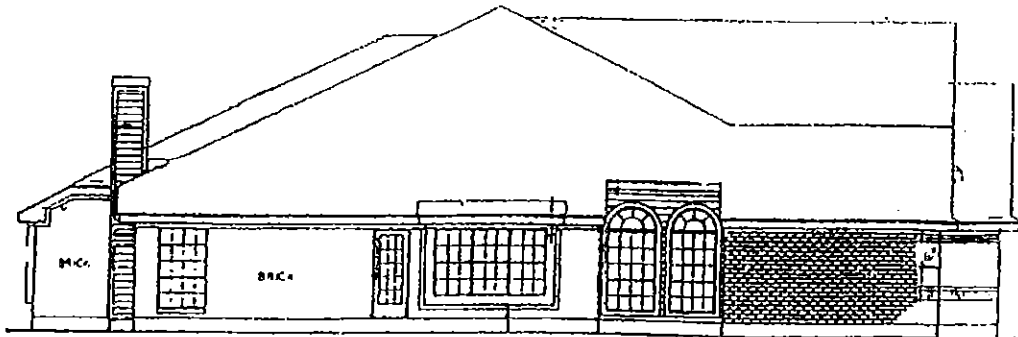


Avoid

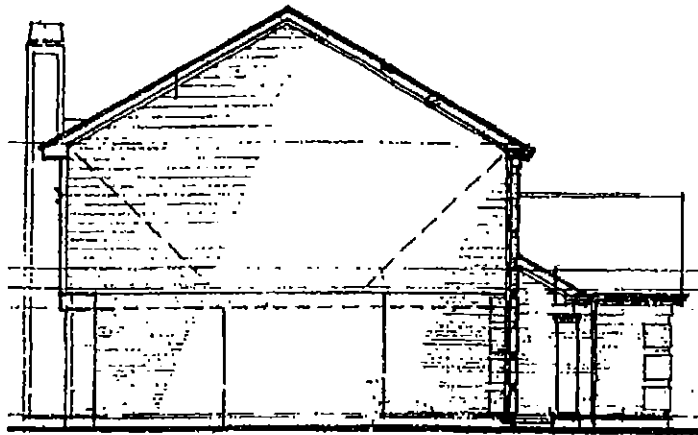


Preferred

Figure 15



BETTER



Avoid "blind" side street elevations

B. Exterior Elevations and Materials

1. Exterior Elevations

The exterior elevations of homes should be based on authentic, historical styles rather than arbitrary combinations and exaggerations of style. It is crucial that the exterior be in conformance with the project character. A wide range of styles is permissible provided that a particular style is deemed appropriate by the Committee for a particular location.

Where a one-story home occurs next to a two-story home, it is suggested that the two-story home have a one-story element adjacent to the one-story home. Where this is not desired or possible, varying the ridge line on a two-story home helps to break up the massiveness of a continuous roof line and helps in transitioning in size from two-story homes to neighboring one-story homes.

The design of exterior elevations, especially those on corner lots, must not turn a "blind" elevation to any side street frontage (Fig. 15).

If shutters or other distinct architectural elements are incorporated into the design of the home, it is recommended that they be featured on all elevations which face a street.

Windows must occur on all street facing elevations of single family homes which are not patio homes or homes on a zero-lot-line configuration. This requirement helps achieve a positive character for the community since it emphasizes the importance of the home when experiencing the street scene.

2. Repetition of Elevation

Builders proposing the construction of repetitive house designs shall carefully consider their production model mix in order to avoid monotony, yet maintain continuity of scale and character. The intent of this guideline is to avoid the negative "look-alike" effect of frequent repetition, but still allow sufficient latitude for the builder in satisfying market demand. Builders must conform to the following:

- a. If a plan is to be repeated with the same front elevation design, it must not occur more frequently than every sixth consecutive lot. Thus, where this situation exists, at least five other homes must occur between the next repeated front elevation. Brick and trim color in this situation must be different. Patio home products, however, need not vary brick and trim color.

- b. If a plan is to be repeated with a different front elevation design, it must not occur more frequently than every third consecutive lot. Thus, at least two other homes must occur between the next repeated floor plan with a different front elevation design. Brick and trim color must also be different. Patio home products, however, need not vary in brick and trim,

The Committee reserves the right to reject an elevation that closely resembles that of a nearby house or in any way detracts from the overall street scene. Additionally, identical uses in brick type and color, and siding color, is prohibited on homes which are adjacent to one another. Custom homes may not be repeated within any given section. Please refer to Section J (Exterior Colors) for further detail on color requirements.

3. Exterior Materials

The variety and number of primary exterior materials should be held to a minimum. The maximum number of exterior materials allowed is three. All exterior walls on the first floor must be brick, stone or stucco unless otherwise approved. All siding programs may be considered by the ARC under certain circumstances. On second story exterior walls on 50' and 55' wide lots, no wrap of materials from the front elevation is required. On second story exterior walls on lots 65' and larger, if brick, stone or stucco is on the front elevation, then a corner wrap of not less than 15' is required.

a. Brick

Brick shall be hard fired and have an overall appearance of relative evenness in color and texture (for example, no black splotches). Painted brick may be permitted where deemed appropriate for a particular architectural style. However, such applications must be approved by the Committee prior to initiation.

b. Wood / Hardboard

Siding

Siding material shall be either wood or fibercement (i.e. Hardie Plank) and must be of a horizontal, lap type. Siding may be used as the predominant building material, unless otherwise specifically approved in advance and in writing by the Committee.

Diagonal siding, board and batten, and particleboard siding are prohibited.

Vinyl siding is discouraged.

Siding shall be painted or stained with medium range colors that do not drastically contrast adjacent brick or other materials (Day-Glo colors are prohibited). Naturally weathered wood is not permitted.

Trim:

All trim shall be smooth/semi-smooth, high quality finish grade stock wood or Hardie-plank. Trim shall be stained or painted as approved by the Committee.

c. Stucco

Stucco, as a building material, is permitted given an appropriate style of architecture. Stucco may be used as a major building material with the approval of the Committee.

d. Stone

If stone is to be incorporated, it should be a natural limestone, or other regional stone color which is deemed appropriate with the project character as approved by the Committee.

e. Synthetic Materials

Synthetic material such as metal siding, vinyl siding, and other materials which have the appearance of wood, or stone must be reviewed to ensure a quality appearance for approval by the Committee.

f. Material Changes

Changes in exterior wall material should have a logical relationship to the massing of the house. Material changes on a common wall plane, which occur along a vertical line, should be avoided wherever possible.

g. Awnings

Awnings over entrances or windows are prohibited.

C. Entrances and Windows

All openings in a structure such as windows and doors should relate to each other on all elevations both vertically and horizontally. This should occur in some clearly defined order and scattered or random placements should be avoided. Both entrances and windows should be in proportion as they relate to the building mass as a whole. All sides of a home should receive equal design consideration. Reflective glass is prohibited.

1. Entrances

Entrances should be the focal point of the elevation which they serve. Although two-story entryways are allowed, the creation of a focal point at the entry through the use of human

scaled entry elements is suggested. Recessed or protruded one-story elements add to the architectural detail of the home. Regardless of the scale selected, entrances should always relate to the overall architectural character and quality of the home.

2. Windows

Windows, like entrances, should be compatible with the overall building mass and architectural character and quality of the elevation.

If shutters are incorporated as part of the design, they should be appropriately scaled to relate to the window opening and appear authentic. They must also always occur in pairs. The shutter color must harmonize with the other colors on the house. Where shutters are used on a home located on a corner lot, it is suggested that shutters occur on the side street elevation as well as the front.

Wrought iron and/or burglar bars will be considered only if the Committee determines that they are compatible with the architectural character of the home. Burglar bars over windows are generally prohibited and must be submitted to the Committee for consideration. Approval must be granted prior to installation.

If storm windows are to be utilized, they must resemble existing window frames of the home and neighborhood. They should have the same general configuration as the existing window frames if this is a replacement application. Additionally, storm windows must have a similar color value to the existing window frames of the neighborhood. Mechanical roll-down storm window boxes, if utilized, must match the window frame color of the house.

D. Roof Treatment and Overhangs

1. Materials

Approved roof materials shall have the following minimum qualities:

Production homes and 55' home site building programs

- 25 year warranty, three-dimensional shingles.
- Earthtone colors. All shingles within a given neighborhood shall be the same color.

Production homes and 50' home site building programs

- 25 year warranty
- Earthtone colors. All shingles within a given neighborhood shall be the same color.

65' and 75' home site building programs

- 25 year warranty, three-dimensional shingles.
- Earthtone colors. All shingles within a given neighborhood shall be the same color.

Shingles shall be composition asphalt. Other materials must be approved by the Committee prior to installation. All materials must meet the minimum qualities specified above.

The shingle material must harmonize with other shingle materials used in the neighborhood. Shingles with an ornate pattern or cut pattern are not acceptable. Earth tone shades are required for all shingle materials.

2. Form

The form and massing of the roof should have a logical relationship to the style and massing of the house. Roof pitches should be applicable codes, but must be a minimum of 5 in 12 and not steeper than 12 in 12 for the main body of the roof.

The Committee will consider other configurations in roof forms if appropriate to the style of architecture for a particular home. However, very steeply pitched roofs, such as Mansards, which create massive roof structures are strongly discouraged.

It is recommended that the roof height not exceed 3/4 of the total elevation area for single story homes and 1/2 for two story homes.

Fascia depths should be in scale with the mass of the elevation, but the face of the fascia board must be at least six inches (nominal) in size.

Front facing gables over attached garages facing the front street are acceptable, but discouraged (Fig. 7). This configuration draws attention to the garage and may compete with the entry feature.

3. Overhangs

Overhangs should be compatible with the architecture of the home and function as shading devices. Care should be taken not to exaggerate their lengths or provide too small an overhang. It is recommended that their use be more pronounced on eave conditions while rake conditions should receive a much more moderate overhang.

4. Roof Penetrations

Roof vents, utility penetrations, or other roof protrusions shall not be visible from the front street and must be painted to match the singles. Skylights should not be visible from the front street.

5. Gutters & Downspouts

Downspouts must be installed vertically and in a simple configuration. All gutters and downspouts on standard lots must be installed so water runoff does not adversely affect adjacent properties. Zero-lot-line patio homes, however, may drain onto the adjacent easement of the non-patio side of the home to accommodate roof drainage.

6. Exposed Roof Metal /Antennas

All exposed stack vents, skylight curbs, attic ventilators, and other metal roof accessories shall match or closely resemble the roofing color.

All stack vents and attic ventilators shall be located on the rear roof slopes perpendicular to the ground plane. They shall not be visible from public areas and should be placed in a location which is least visible from adjoining property.

Roof-mounted ventilators shall be no higher than 10 inches above the roof surface. Under no circumstances should any of the above mentioned items extend above the ridge line or parapet on an approved flat roof. The number and size of stack vents shall be minimized.

E. **Chimneys**

If chimneys are located on an exterior wall of a house on the front of a home or on an exterior wall on the side-street side of a corner lot home, the chimney must be brick or masonry. The chimney must also be compatible with the architecture of the house.

If prefabricated metal flues are used at these locations, they should be clad in masonry or brick to create an image of a traditional masonry chimney. Stucco will also be allowed as a chimney material at these locations provided that the material of the home is also stucco. The use of wood or Hardie-Plank is not allowed at these locations.

If a chimney occurs in an interior portion of the roof (not an external house edge) or at the rear or non-corner side of a home, it must be constructed of materials that match the architectural style and color of the home. Metal flues, stucco, wood sided chimneys are permitted in these locations. Cladding metal flues with masonry, brick, wood, or Hardie-Plant is preferred if metal flues are to be used.

Spark arrestors and caps are required on all chimneys. The spark arrestor and cap should be unadorned, non-ornamental and designed to match or be compatible with the color and material of the exterior elevations of the home. Caps must be of metal or masonry construction.

Heights of chimneys should meet all fire code requirements and be proportional to the roofline of the respective home. Metal chimneys, if used, shall not exceed a maximum exposed height of six inches of chimney pipe nor a maximum height of eighteen inches of total exposed metal including both chimney pipe and cap.

F. Garage Doors

Split double doors are preferred over single door designs where double car, front-loaded, attached garage configurations are utilized. When double doors are used, the garage is less likely to dominate the front facade and, therefore, less likely to appear as a blank wall (Fig. 7, refer to page 11).

In general it is recommended that garage doors not be on the same plane as the wall on which they are to be installed. They should be recessed (physically set back) from the front plane of their respective wall.

Additionally, garage doors should be relatively unadorned while remaining compatible with the architecture of the home and elevations. Panelized doors, however, are encouraged to help downscale the effect of a garage door. The idea is to not detract from the other more significant features of the home.

Similarly, the paint or stain used on the garage doors should not draw attention, but rather blend with the overall massing of the home. If possible, the color of the garage door should be less conspicuous in tone from that of the wood trim and siding of the home.

G. Address Identification

Address identification is limited to the address number for a particular home. No street name or resident name is permitted on the exterior of the home.

The address number must be visible from the street. The scale of the address number may vary according to the scale of the house, but may be no larger than six inches in height and must be placed in a horizontal line.

No particular letter type style is required, but numbers must be Arabic and must be easily readable from the street.

It is preferable that the number for address identification be inset into the brick either next to the front door or on the front of the home.

Internally lit address numbers are not permitted. Illumination of address numbers by a decorative light is encouraged.

H. Lighting

The type, color, and quality of all exterior site and house lighting must be consistent with other existing lights on the property and in the neighborhood of the respective house. Incandescent-type lighting is the norm.

1. Floodlighting

Floodlighting fixtures must be attached to the house or other architectural structure and must not illuminate adjacent public or private properties. Lights must be directed downward and shielded so that they do not create a "hot" glare spot visible to neighbors. The fixture color and any shielding should be compatible with the building. Conduits and wiring must be concealed. Neither high-wattage, commercial/industrial-type fixtures nor sodium-vapor light sources will be approved for residential.

2. Exterior Lighting Fixtures

All exterior lighting fixtures visible from the street or other public areas must be of an understated design that complements the architectural style of the residence. Fixtures shall be white incandescent, unless otherwise approved by the Committee. High intensity area lighting, such as mercury vapor or high-pressure sodium is not allowed. Low level directional lighting along walkways or at sidewalk and walkway edges is encouraged.

Mercury vapor lights, when used for special landscaping lighting effects, are permitted as long as they are hidden from view and directed up at a tree or down from a tree. Conduits and wiring must remain concealed from view of the passerby.

3. Walkway Lighting

Proposed walkway lighting should be inconspicuous and of a bollard or dome light design. The lamp may be incandescent (100w maximum), quartz (75q maximum), metal halide (75w maximum), or fluorescent (25w maximum).

I. Screening

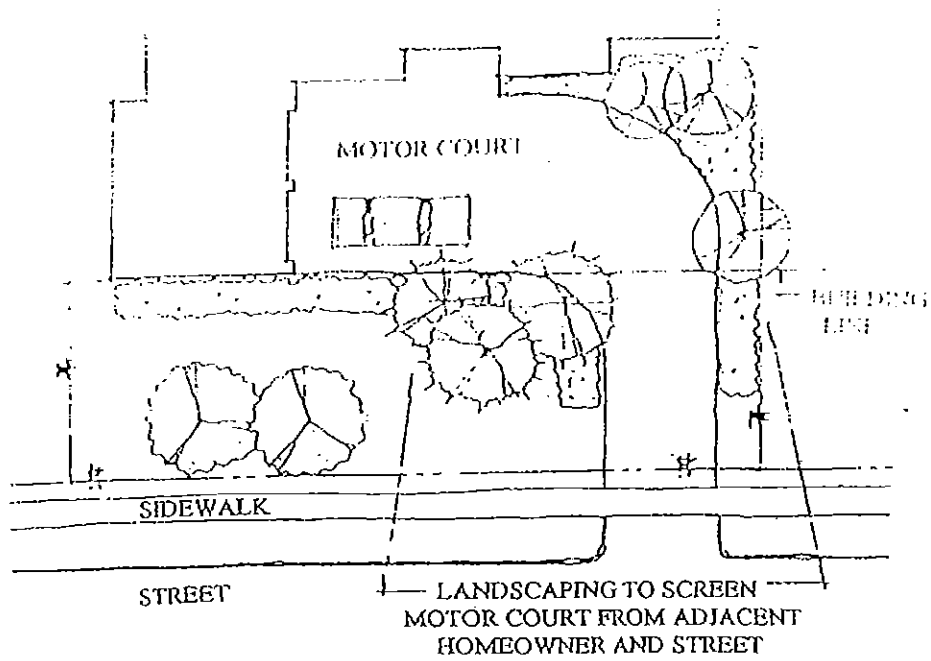
1. Wood Fences

All wood fences exposed to permanent public view must be constructed in accordance with these guidelines and screened with a combination of trees and shrubs.

2. Mechanical Equipment

All mechanical and electrical equipment (air-conditioning compressors, satellite dishes, pool equipment, etc.) must be completely screened from public view. Screening of this equipment must be done with landscaping, and/or fencing, by any combination of trees,

Figure 16



Hook in garages require screening

hedges, walls or fences so to not be obtrusive. Shrubs used to provide for screening shall be 3-gallon minimum when installed.

Mechanical equipment must be placed so that it does not intrude acoustically on neighboring property.

Air conditioning compressors are not permitted outside of fences on the side streets of corner lots.

3. Rear Yard Equipment

Play equipment and structures, pools, lawn furniture, etc. must be screened from public view by a combination of trees, hedges, walls, or fences.

4. Driveway and Parking Areas

Approved motor courts must be screened with a combination of trees and shrubs to minimize the amount of paving visible from public area (Fig. 16) and must not be closer than 3 ft. to the side property.

J. Exterior Colors

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. The general intent is to encourage greater variety among homes along the street.

Siding and trim should generally stay within the earth tone color family. The use of white is also permitted. Extremely bold or primary colors, however, are prohibited.

Yellow, blue, or green pastels are discouraged. However, soft and muted earthtone pastel colors like grey, beige, brown, salmon, etc., are acceptable.

The variety and number of exterior colors on each house should be held to a maximum of three not inclusive of brick color or front door color. Brick colors should generally be of an earth tone family or range. No one brick color family should dominate a particular street scene.

Repetition of brick uses should occur no more frequently than every fifth house.

Very dark colored brick is discouraged. Brick for houses on consecutive and facing lots must vary in order to avoid monotony. Variety in brick use is highly encouraged.

Likewise, trim color and/or field color must also vary. The Committee will determine whether consecutive or relatively consecutive homes' brick colors or trim colors are similar enough to deny their adjacency.

K. Security Devices

Security devices such as sirens and speaker boxes should be the minimum size needed to be effective and should be located unobtrusively. As previously mentioned under the section for "Entrances and Windows", security and/or burglar bars on the exterior of homes are not permitted unless specifically approved by the Committee prior to installation. If security devices are being considered for a home, the builder/developer must utilize a device which is not visible to public view and preferably mostly contained within the home.

V. Model Homes / Model Home Park

A. Model Home Layout

1. Modifications

Realizing that model homes will function as sales offices, modifications to the finished product that would actually be sold is expected. However, builders are expected to emulate as closely as possible the end product that a consumer can expect to receive.

Before sale by the builder, all modifications (e.g., front yard fencing, french doors in lieu of overhead garage doors, floodlights, etc.) must be removed and the unit restored to its standard appearance.

2. Yard Lights

Each model should have, unless otherwise specified by the Committee, yard lights installed which will illuminate the model homes during the period from dusk to 10:00 p.m. The builder may employ other types of illumination upon approval of the Committee.

3. Fencing

Fencing on sales models will always be of an iron/metal material of a standard configuration where it is adjacent to front yards. Fences will always permit view of the house and into the lot from the street. Model home fences should never exceed four feet in height in the front yard. Wood fencing is allowed in the rear yards of model homes. All fence designs must be submitted to the Committee for review and approval.

B. Maintenance: Model Home Exteriors and Landscaping

1. Model Homes Exterior

Exterior of model homes should be kept in a new and fresh condition. Doors, siding, and trim are to be kept clean and painted when necessary. If, in the opinion of the Committee,

areas of a model home require refurbishing, the Committee will give the respective home builder two weeks' notice in writing in which to correct the deficiencies.

2. Landscaping

The front and rear yards of all model homes are to be landscaped including fully sodded yards and foundation plant material. Front yard and street trees will be planted in accordance with previously promulgated rules of the Committee and these guidelines. A minimum of one rear yard tree is required.

C. Model Home/Builder Signage

One yard sign per lot is allowed for the purpose of advertising a particular builder's name or to advertise the property for sale or rent. No additional sign, advertisement, billboard, or advertising structure of any kind shall be displayed to public view on any lot.

Builders will be allowed one yard sign per builder, per model park. The sign may be a maximum of 32-sq. ft. in area. Base landscaping is required. The sign will be allowed for a period of time commensurate with the model homes sales program only. Model identification signs may not exceed three square feet. In addition, one sign no larger than 3 square feet may be used to indicate whether a model home is open/closed and the hours of operation only. This sign must be close to the front door.

The Committee has the right to remove any sign, advertisement, billboard, or advertising structure which is in violation of these restrictions. All model home signage packages must be submitted to the Committee for review and approval.

VI. Structured Wiring Requirements

This Section specified the wiring quantities and/or other items rated to the implementation of structured wiring specifications for the neighborhoods of Lakemont:

MINIMUM REQUIRED COMPONENTS:

1. Cabling and Distribution Points:

- a. Telephone and Data Cable: Category 5E ("Cat5E").
- b. Video Cable: RG-6 Quad-shielded coaxial cable ("RG6").
- c. Room Outlets (distribution points) shall have capabilities for RJ45 and RG6 connectors.
- d. All Cat5E wiring and RG6 cabling shall "homerun" from the Distribution Points to the Distribution Panel.
- e. Installation Criteria:
 - Cable support rings shall be used in the attic installation. No staples are to be used.
 - Cable shall not be bent beyond a 90° angle in a no less a radius than 4".
 - Cable shall not be pulled with a force greater than 25 lbs.
 - Cable shall not be closer than 12" to an electrical wiring when they are parallel to each other. Cabling and electrical wiring shall not be pulled through the same hole.
 - CAT5e is to be punched within ¼ inch of the end of the twists.
 - RG6 shall be terminated with F-type crimp connectors.
 - All cables to be labeled at both ends.

2. Distribution Panel:

The Distribution Panel shall be of sufficient capacity and functionality to handle the minimum system requirements with a minimum rough-in size of 28" by 30", and shall include the following provisions:

- a. To be an expandable "plug-in" modular design
- b. Located in conditioned space of the home
- c. Located next to at least one dedicated 110v ac electrical outlet
- d. Includes expansion space for the following modules:
 - Amplifier (for coaxial)
 - Ethernet router
 - Additional coaxial distribution modules (satellite connections, networked video, etc.)
 - Additional phone lines
 - Security camera module/reverse video feed
 - Cable modem
- e. One inch (1") corrugated innerduct from the Distribution Panel to the Network Interface Unit for future fibre optic-cabling.

3. Network Interface Unit (NUI)

- a. Installed outside of home where telephone, cable TV and/or data service providers can install their lines.
- b. Service feeds from NUI to the Distribution Panel paralleling (but not within) the innerduct shall be made with two (2) Cat5E and two (2) RG6 cables. Service feeds will be made available to cable and telephone providers.

PROGRAM INSTALLATION

1. Distribution Points (All Programs):

- a. Entertainment Center or Family Room:
 - Telephone – one (1) Cat5E
 - Video in/out – two (2) RG6
 - Data – one (1) Cat5E
- b. Master Bedroom:
 - Telephone – one (1) Cat5E
 - Video in – one (1) RG6
 - Data – one (1) Cat5E
- c. Kitchen:
 - Telephone – one (1) Cat5E

2. Additional Distribution Points (55', 65', 75'):

- a. Additional Bedrooms:
 - Telephone – one (1) Cat5E
- b. Kitchen (in addition to minimums in 1.c.)
 - Data – one (1) Cat5E
- c. Security System:
 - Telephone – one (1) Cat5E
- d. Garage:
 - Telephone – one (1) Cat5E

3. Additional Distribution Points (65', 75'):

- a. Master Bedroom (in addition to minimums in 1.b.)
 - Video out – one (1) RG6

b. Additional Bedrooms (in addition to minimums in 2.a.)

- Video in - one (1) RG6
- Data - one (1) Cat5E

c. Study:

- Telephone - one (1) Cat5E
- Video in/out - two RG6
- Data - one (1) Cat5E

d. Kitchen (in addition to minimums in 2.b.)

- Video in - one (1) RG6

4 Upgrades possible (all programs):

- a. Distribution Panel - Reverse feed video module, security camera module, Cat5E to security panel, speaker package.
- b. All Rooms - additional Cat5E, RG6, prep for camera
- c. Porch and patio - prep for camera
- d. Attic (Satellite Service) - 3RG6 from attic near approved dish location (below eave of roof on back of home) to distribution panel.

APPENDIX A

LAKEMONT RESIDENTIAL ARCHITECTURAL CONTROL GUIDELINES FOR NEW CONSTRUCTION BY BUILDERS

TRANSPARENT FENCING IRON/STEEL ORNAMENTAL FENCING

Where "iron/steel ornamental fencing" is required by the Sale and Purchase Agreement, the following minimum standards must be employed. No additional ornamentation shall be permitted on the fence.

1. Construction.
 - a. Height: Nominally six feet (6'), measured from natural ground.
 - b. Posts: One and one-half inches (1½") square, nominally six feet (6') on center. Footings for posts must be engineered for acceptable performance in prevailing soil types.
 - c. Rails: Two rails one and one-fourth inches (1¼") square. Located top and bottom. Bottom rail is to be two inches (2") above natural grade
 - d. Pickets: Flat topped, one-half inch (½") square, four and one-half inches (4½") on center.
 - e. Weld solid all exposed ends.
2. Materials.
 - a. All steel construction.
 - 1) Posts: 16 gauge wall thickness
 - 2) Rails: 18 gauge wall thickness.
 - b. Paint system. One coat of primer, finished off with two coat of flat painted flat black, non-fade paint system.
3. Gates:
 - a. Gates are not required but may be constructed for resident access to the adjoining open space.
 - b. Gates shall be constructed with the same materials and quality as the adjoining fence, with all hardware painted the same color as the fence.
 - c. Gate may not exceed forty two inches (42") in width.
4. Uniformity. Builder shall use every effort to maintain uniformity of the installed product throughout the community and with other Builder's installation.