

ACC. Under no circumstances shall water from a swimming pool, spa or jacuzzi be permitted to drain onto the surface of the lot on which the swimming pool, spa or jacuzzi is situated or onto any adjacent lot. During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. No building materials shall be kept or stored on the street overnight. Excavated material shall either be used on-site or immediately removed from the premises by the pool contractor. The construction of all swimming pools must be in compliance with the National Electrical Code and include the installation of ground fault circuit interrupters. No swimming pool, spa or jacuzzi shall be constructed in a manner to impede drainage on a lot or to cause water to flow onto an adjacent lot. There shall be no above ground pools.

E.

New Structures/Conversions/Additions

1. General Rules.

The standard, type, quality and color of the materials used for a new structure, conversion or addition shall be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence on the lot. No exterior portion shall be made of metal or steel. The roof, if applicable, shall conform to the provisions relating to roofing materials set forth in these Guidelines and shall be compatible with the color and type of materials used in the construction of the main structure. New structures, conversions or additions shall be located in the backyard of the lot inside the fence.

2. Gazebos.

A gazebo shall be defined as a free standing, open framed structure with lattice-type walls, whose purpose should not be for any type of storage. These typically are circular or octagonal shaped structures. There are two approved types of gazebos:

- a. Conical shaped (peaked) roofed gazebos. These gazebos cannot exceed twelve feet (12') in height (height measured from the ground) and the horizontal supports cannot exceed eight feet (8'), from the deck level.

- b. Flat lattice (arbor type) roofed gazebos. These cannot exceed ten feet (10') in height (height measured from the ground) and the horizontal supports cannot exceed eight feet (8') in height from the deck level.

For both structures, the footprint area is limited to one hundred (100) square feet. All gazebos must have a permanent roof with materials as set forth in these Guidelines. The materials used in construction of the gazebo shall be harmonious with the standard, type, quality and color used in the construction of the main residence of the lot. Louver or trellis style gazebo roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may be stained or painted. Water and electricity may be permitted upon approval and according to the National Electrical Code. All pipes and cables must be underground. Gazebos must be located a minimum of six feet (6') from all rear and side property lines. No gazebo shall impede drainage on the lot or cause water to flow onto an adjacent lot.

3. Children's Play Structures.

Children's play structures shall include any type of children's swing sets, play sets, climbing structure, slides, or raised play sets. The maximum dimensions for each play structure are ten feet (10') in width by fifteen feet (15') in length by ten feet (10') in height. The play structure may have no more than two (2) vertical beams with a single horizontal support member between them extending above the ten foot (10') height restriction of the play structure. The sole permitted purpose of these extending beams is to support a tarpaulin for a shade area. The beams and their accompanying horizontal cross member may not exceed twelve feet (12') in height, measured from the ground. Play structures must be located within the fence in the backyard. No play structure may be located closer than three feet (3') to any property line. No play structure shall be approved for construction on utility easements, or may impede the drainage on the lot or cause water to flow to an adjacent lot.

4. Patio Covers

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence. If siding is used on patio covers, it must be of the same type, quality, and color as the siding on the main residence. Roofing materials on patio covers shall conform to the provisions

relating to roofing materials set forth in these Guidelines. Louver or trellis style patio cover roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may be stained or painted provided the color shall conform to the provisions relating to painting set forth in these Guidelines.

The location of a patio cover must not encroach on any utility or drainage easement, nor shall it violate the building set back lines applicable to the residential dwelling on any lot. Patio covers must not interfere with drainage or cause water to flow onto any adjoining or adjacent lot.

All patio covers must be adequately supported and constructed of sturdy materials so that the patio cover has no visible sagging or warping. This also applies to any lattice attached to the sides of the structure.

Patio covers which are attached to the house shall be securely attached at a height not less than seven feet (7') nor more than twelve feet (12') from the ground. Patio covers which are attached to a detached garage or breezeway must be securely attached at a height below the eaves of each structure at a height of not less than seven feet (7') nor more than nine feet (9') from the ground. The top of the patio cover at its lowest point shall not be higher than eight feet (8') from the ground.

The roof of all patio covers (other than arbor or trellis type) must be covered with shingles meeting the roofing guidelines set forth in the Guidelines and must have a minimum of 3:1 slope. In cases where it is not possible to have a minimum 3:1 slope (e.g. patio covers attached to a single-story dwelling), the ACC may approve a flat type roof.

##### 5. Patio Enclosures

A "patio enclosure" is any patio cover which has exterior walls and/or screens. This section describes additional requirements for walls, screens and frames used to enclose a covered patio or deck.

The standard, type quality and color of the materials used in the construction of a patio enclosure must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence. Exterior walls of a patio enclosure shall be constructed of brick or siding which is of the same type, quality, and color as those of the main dwelling on the lot. Aluminum siding or vinyl is not

allowed. No visible part of the enclosure may be made of metal other than screens, frames, and storm doors. Patio enclosure screens must be the same color as existing window screens on the main dwelling and must have adequate cross-member support to avoid sagging. The exterior color of doors, sills, beams, frames, or other visible supports must match the exterior colors of the main dwelling or the color of existing window frames.

6. Decks

All decks must be approved by the ACC with respect to location and the standard type, color and quality of the materials used in construction. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot. No deck shall be constructed more than three feet (3') above the ground.

7. Garage Conversions

A garage conversion, as well as, any exterior changes to an originally constructed garage, must be approved in writing by the ACC.

8. Sunrooms. A sunroom is any room with glass-enclosed walls or a glass ceiling. Construction of a sunroom must be approved in writing by the ACC.

F.

Exterior Lighting

1. Changes to Existing Lighting. Outside lighting may be replaced with a new fixture provided that the wattage of the new fixture does not exceed 150 watts. Existing gas lighting may be converted to an electric incandescent bulb provided that (a) the incandescent bulb is a clear glass type, (b) the wattage of the bulb does not exceed 100 watts, and (c) the lighting color is white. In no event shall the lighting be directed to shine in a manner which disturbs a neighbor.

2. New Lighting.

- a. Security Lighting. Security lighting shall be permitted with the ACC's approval so long as the total wattage for all security lights does not exceed 300 watts. Lights which are dimmed shall be judged by their full wattage. Incandescent, reflector,

down-directed or flood lights are preferred over the radial light style of mercury vapor lights. All security lighting shall be mounted behind the back plane of the house or garage. No pole mounted security lights or lights mounted upon fences, trees or structures other than the house or garage, shall be permitted. No security light fixture shall be allowed above the eaves of the house or garage. Exceptions to mounting security lighting behind the back plane of the house and/or allowing security lighting above the eaves of the house or garage may be granted by the ACC if the design and location of the house and/or garage on a lot warrant an exception. No more than four (4) flood lights (not to exceed a total of 600 watts) or two (2) mercury vapor lights of not more than 300 watts shall be permitted on any lot. Installation of all light fixtures must be approved by the ACC. Exceptions to the number of lights allowed may be granted only to corner lots and cul-de-sac lots, if specifically requested, and then only at the discretion of the ACC. No sodium vapor lights or quartz lights will be permitted.

- b. Landscape Lighting. Exterior landscape lighting shall be permitted with the ACC's approval so long as the lighting is located within flower beds, shrubs and/or trees and all of the wiring is buried.
  - c. Gas lights. Two (2) gas lights per lot shall be permitted with the ACC's approval provided that the gas lighting color is white.
3. Annoyances. The ACC reserves the right to require the removal or modification of any lighting which it reasonably determines to be annoying to neighbors.

G.  
Painting

No exterior surface of any house, garage, or other structure or improvement on any lot shall be painted a color different from the original Friendswood approved color without prior approval of the ACC. This applies to existing, as well as, new construction. At least two (2) color samples or "paint chips" of the proposed exterior color(s) must be included with each application submitted to the ACC. The following additional guidelines shall also apply:

1. Harmonious Colors. The proposed colors must be harmonious with each other and with the colors of exterior brick and roofing materials.
2. Trim. Soffit, fascia board, window and door trim and rain gutters must also be an earthtone color; however, the shades of trim color may be deeper than the principal color of the dwelling or garage.
3. Gutters. When rain gutters are painted, their color must match the color of the fascia board trim. When "maintenance-free" gutters are installed or replaced, their color must match (as closely as possible) the fascia board trim or previously approved existing gutters.
4. Accents. Shutters, window hoods, the side panels of doors and windows and the exterior surfaces of doors may be painted any ACC acceptable color. Window hoods may also be painted in a coppertone metallic based paint.
5. Outbuildings. Any outbuilding or storage building which has a covered roof shall also be subject to these painting guidelines and shall be painted a color to match the overall color of the principal dwelling.

H.  
Roofing Materials and Additions

1. Materials. If the replacement shingles are of the same grade, type and quality and color as the existing shingles, no approval is required from the ACC. If the replacement shingles vary from the original shingles, a sample of the proposed shingle to be placed on any existing roof or any new improvement must be included

with the application submitted to the ACC. The sample will be reviewed by the ACC to assure that the proposed shingle is of an acceptable type and quality and that its color is harmonious with the color scheme established for the subdivision. For new construction, the roofing material must be harmonious with the existing dwelling. Fiberglass or composition asphalt shingles shall be limited to the following grades unless otherwise approved in writing by the ACC:

- a. minimum of 300 lbs. per square, 30 year warranty
  - b. minimum 220 lb. per square, 20 year warranty
  - c. Such other type of fiberglass or composition shingle of equal or superior quality as may be approved in writing by the ACC.
2. Roofing Additions. No skylights, solar panels, roof ventilators or similar types of additions shall be permitted on the front of the roof ridge line and/or gable of a structure, and are subject to approval by the ACC. All roof ventilators shall be located to the rear of the ridge line and/or gable of any structure and shall not extend above the highest point of such structure. The ACC shall have the right to approve exceptions to the foregoing in cases where energy conservation and heating/cooling efficiency required ventilators that, because of particular roof design, cannot be hidden from public view. The color of roofing additions must match existing roof vents (if any) or be harmonious with the color of roofing materials.

I.

Miscellaneous

1. Birdhouses. Birdhouses may be installed without prior approval of the ACC provided:
  - a. A birdhouse shall not be placed in the front of the lot.
  - b. The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the home and other improvements on the lot.