

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.

2. Window and Door Awnings. Awnings which are visible from any street shall not be permitted.
3. Satellite Dish Antennae. Satellite dish antennae may be installed only with prior approval of the ACC.
4. Basketball Goals. Basketball goals may be installed without prior approval of the ACC if they meet requirements 4.a-f. If not, an application to install must follow requirements 4.g-i.
 - a. Basketball goals must be mounted either on the garage wall or roof with the backboard parallel to the automobile entrance; or on a rigid steel or aluminum pole (no wooden poles).
 - b. The backboard material must be fiberglass or safety glass (no wooden/plywood backboards). The color must be clear (safety glass), gray or white with the exception of the manufacturer's outline markings. The rim should be of heavy gauge steel and white, black or orange in color.
 - c. The backboard supports must be firmly attached to the structure, using either lag bolts and nuts through the structure's roof or wall. Nails, by themselves, are not permitted. Mounting supports may be of wood, steel, or aluminum. Supports must be painted black or of a color complying with the house painting guidelines.
 - d. All pole-mounted goals must be behind the front building line that extends from the front of the house or garage parallel to the street. A pole mounted goal must not be within fifteen (15') feet of an adjacent lot owner's amenities (air conditioning unit, shrubbery, gas meter, etc.). No pole mounted goals will be allowed along the neighbor's adjoining side of a driveway if a neighbor's first story house window(s) are exposed. The pole must have a manufacturer's weather resistant finish or be painted black or white.
 - e. The basketball goal, rim and net must be maintained at all times or the basketball goal must be removed.

- f. The ACC may require removal of any basketball goal which it reasonably determines to be a nuisance to the neighbors.
- g. An application for approval of a basketball goal deviating from 5.a-e should include a detailed sketch of the goal's proximity and relationship to the adjoining neighbor's property and for pole mounted goals, include a description of the amenities of the adjacent lot and three (3) photographs from three (3) different angles of the amenities on the adjacent lot.
- h. Applications must include the following:
 - 1) Roof or Wall-Mounted Goals: A photograph or detailed sketch showing the location of the goal on the garage.
 - 2) Pole-Mounted Goals: A copy of the lot survey showing the exact location of the goal relative to the front of the main structure, lot lines, and easements.
 - 3) Goals located Near a Lot Boundary Line: Photographs showing the exposed side of the neighbor's property and an indication of the distance between the proposed goal and the nearest neighbor's amenities. This can be achieved by enclosing a photograph as viewed from the street and/or a copy of the neighbor's lot survey showing the location of amenities.
- i. Pole mounted goals installed within five feet (5') of a lot boundary line must include with the application a letter stating that the owner will remove the goal if requested by the ACC.

5. Signs

- a. A maximum of two (2) home security signs shall be permitted on each lot, provided they are small, inconspicuous, discretely placed signs for the purpose of warning of the presence of a home security system. Each sign shall be from a professional security company and should not exceed one (1) square foot in area. One (1) sign shall be allowed in the front yard and one

- (1) shall be allowed within the rear, fenced in portion of the lot. Each sign must be mounted on a stake; however, the top of the sign shall not exceed two feet (2') from the ground level when installed. Signs must be of an acceptable color which is harmonious with the surrounding structure and landscaping. The text and overall appearance of the signs must be acceptable and must primarily provide a security warning without prominent advertising of any business. Signs must be maintained in good condition and the Association may demand removal of signs which have deteriorated. In addition to (or instead of) signs, home security warning decals may be displayed on first floor windows or doors.
- b. One (1) sign for the purpose of advertising the property for sale or rent is permitted on each lot, provided it has one maximum dimension of thirty-six (36) inches from ground level and a maximum area of 720 square inches. These signs may only contain lettering, telephone numbers, and company logos. No other individual agent/broker identification is permitted.
- c. Contractor signs are permitted only during construction.
6. Solar Screen / Window Tint. The color of any solar screens or window tint must be harmonious with that of the house. The frames of the screens must match the window frames. If any window facing a street is covered, all of the windows on the same side of the building must also be covered. The width of the screen frames must match individual window size (i.e. double-width screens are not allowed). Frames should have appropriate cross-member support to prevent sagging. Window tint shall be harmonious and must be maintained to prevent peeling, cracking, or irregular discoloration.
7. Trees. Trees may not be removed without prior ACC approval, except to remove dead or diseased trees or to provide room for an improvement that has been approved by the ACC. When tree removal is required for the construction of an improvement, it must be disclosed in the application for that particular improvement. When trees are removed for any reason, the homeowner must also remove the remaining stump and fill any resulting hole.
- A minimum of one (1) tree is required in the front yard of any residential lot.
8. Skateboard Ramps. Skateboard ramps are not allowed.

9. **Exterior Siding.** When exterior siding is replaced or added to any existing structure or new improvement on the Lot, it must be of the same type, quality, size and color as the existing siding on the main residence (unless all exterior siding is being replaced at one time). If all exterior siding is being replaced at one time, the type of siding to be used must be approved by the ACC. Vinyl-coated siding, aluminum, steel, or other metal siding shall not be acceptable. The following additional guidelines apply to replacement or additional exterior siding:

- a. Thickness, visible width, and spacing of siding must be consistent with that of the original exterior siding. Each application submitted to the ACC shall include a sample of the proposed siding material.
- b. Color of all siding (including siding that is not painted) must comply with the Guidelines for Painting as set forth herein. Each application must include a color sample of the proposed siding color.
- c. Must be installed and maintained to avoid sagging, waving, warping or irregular coloration; the ACC may require the homeowner (at homeowner's sole responsibility and expense) to repair or replace siding that fails to adhere to these guidelines.

RESERVE AT KINGS POINT ARCHITECTURAL REVIEW APPLICATION

WHICH INCLUDES THE RESERVE, THE TERRACE, AUTUMN RESERVE, & MAGNOLIA TRACE

In an effort to provide and protect each owner's rights and values it is required that any owner or groups of owners considering improvement and/or change of their property, other than minor landscaping must submit an ARCHITECTURAL REVIEW APPLICATION FORM to the Architectural Review Committee (ARC) for the plan improvement and/or change. If any property improvement/change is made that has not been approved, the Committee/Board has the right to ask the owner to remove the improvement and/or change from the property.

In order for the ARC to consider your request all items marked with an “•” must be submitted with this application.

| | | |
|---------------------------|---------------------------|-----------|
| Date: | Name of Owner: | Section : |
| Property Address: | | |
| Home Phone #: | Business Phone (optional) | |
| E-Mail Address (optional) | | |

| Plat Plan | Dimensions | Distance From Fences | Paint Color Sample | Shingle | Construction Material | Brochure (if possible) | Company (person doing work) | TYPE OF IMPROVEMENT |
|-----------|------------|----------------------|--------------------|---------|-----------------------|------------------------|-----------------------------|--|
| • | • | • | | • | • | • | • | Decks – Sidewalks – Driveways |
| • | • | • | | • | • | • | • | Fence – Gates |
| • | • | • | • | • | • | • | • | Gazebo |
| • | • | • | • | • | • | • | • | Home improvement (Examples garage doors-motion lights-windows-gutter-solar screens-awnings-shutters) |
| • | • | • | • | • | • | • | • | Landscape-Figurines-Arbors (Height needed) |
| • | • | • | • | • | • | • | • | Painting |
| • | • | • | • | • | • | • | • | Basketball goals (permanent) |
| • | • | • | • | • | • | • | • | Playground Equipment |
| • | • | • | • | • | • | • | • | Pools |
| • | • | • | • | • | • | • | • | Basketball goals (Portable) |
| • | • | • | • | • | • | • | • | Roof |
| • | • | • | • | • | • | • | • | Shed |
| • | • | • | • | • | • | • | • | Spa |
| • | • | • | • | • | • | • | • | Spa (with enclosure) |
| • | • | • | • | • | • | • | • | Sun rooms – Porches |
| • | | | | | | • | | Tree Removal |

The ARC maintains the right to request additional information that they deem necessary before approval will be granted. Please be aware that the above list may not cover all items needing approval. If in doubt please call Kingwood Association Management. The ARC Home Improvement Request form must be submitted for any item that changes the appearance of your property.

FOR OFFICE USE ONLY

Received on _____

Returned to homeowner on _____

APPROVED _____ DENIED _____

Director Signature: X _____

I understand that the ARC will act upon this request at their first scheduled meeting upon receipt of my completed application. I will be contacted as quickly as possible with their decision. I agree not to begin property improvement/changes until the ARC notifies me of their approval. This approval is valid for 120 days if work has not started within this time, a new request must be submitted.

Signature _____ Proposed Construction Start Date _____ Proposed Construction Completion Date _____
 Kingwood Association Management, 1075 Kingwood Drive, Ste 100 Kingwood, TX 77339 281 359-1102, Fax 281 359-8067