

MAY 25 2006

DEDICATORY INSTRUMENTS
FOR
LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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BEFORE ME, the undersigned authority, personally appeared Alex Taylor, III, who, being by me first duly sworn, states on oath the following:

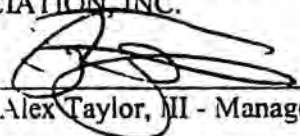
My name is Alex Taylor, III. I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Manager of Lakes on Eldridge Community Association, Inc. Pursuant to Section 202.006 of the Texas Property Code, the following documents (indicated by an "x"), in addition to the previously recorded Declarations, Covenants and Conditions for Lakes on Eldridge Community Association, Inc., are Dedicatory Instruments of the Association:

- Articles of Incorporation
- Bylaws
- Architectural Guidelines
- Exterior Maintenance Guidelines
- Rules and Regulations
- Resolution Adopting Fine System for Maintenance Fee Collection.

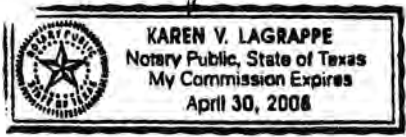
DATED this 20th of June, 2005.

LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.

By: 
Alex Taylor, III - Manager

112 667-62-1768

SUBSCRIBED AND SWORN TO BEFORE ME by the said Alex Taylor, III, on this 20th day of June, 2005.



Karen V. Lagrappe
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF HARRIS

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THIS INSTRUMENT was acknowledged before me on this the 20th day of June, 2005, by Alex Taylor, III, as Manager of Lakes on Eldridge Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Karen V. Lagrappe
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Return to:

DAUGHTRY & JORDAN, P.C.
17044 El Camino Real
Houston, TX 77058

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5/20/05

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THE LAKES ON ELDRIDGE

Architectural Guidelines

LAKES ON ELDRIDGE ARCHITECTURAL GUIDELINES

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THE LAKES ON ELDRIDGE ARCHITECTURAL GUIDELINES

1.0 INTRODUCTION

1.1 The Lakes On Eldridge

The Lakes on Eldridge (LOE) is a 343 acre master planned community located in West Houston at the southeast corner of Eldridge Parkway and Tanner Road. LOE consists of single family detached residential densities integrated with a series of water features and open space network. The objective of these guidelines is to achieve quality and uniformity in building construction, community cohesiveness, environmental compatibility and desirable visual results.

Single-family detached residences are the dominant land use within LOE's residential villages. These villages are arranged in identifiable neighborhoods, each with its own distinct character. A system of landscaped walks, greenbelts and water features integrate each residential village, providing a pedestrian network connecting the various villages and activity center throughout LOE.

1.2 Intent of Guidelines

The Architectural Guidelines are intended for the use of the residents and homeowners who wish to make improvements. They are aimed at providing an attractive, coordinated physical environment. Certain standards have been adopted for key design factors to provide continuity and ensure that neighboring projects reinforce each other's quality. While the specific guidelines and restrictions will form the basis for consideration of applications for improvements, the conformity of the improvement with the overall plan of development for the community will be a major consideration.

The Architectural Guidelines contain the standards adopted by The Board of Directors of The Lakes on Eldridge Community Association but do not necessarily represent all of the restrictions which may be applicable to a specific lot or parcel of land. Other restrictions may be contained in:

- the property deed,
- the recorded subdivision plat,
- the "Covenants, Conditions and Restrictions"

In addition, LOE is located within the extraterritorial jurisdiction (ETJ) of the City of Houston and is, therefore, subject to Houston's development ordinance and any other ordinance that Houston may, by law, extend outside its corporate limits. The development regulations for Harris County, including curb and driveway standards, also apply.

1.3 Architectural Control Committee

In order to insure the integrity of the concepts defined in these Guidelines, changes in external appearance and construction of any type will be subject to review by the Architectural Control Committee. The Architectural Control Committee (The Committee) is created by The Lakes on Eldridge Covenants, Conditions and Restrictions and operates in accordance with these provisions. The Committee shall have the power to employ professional consultants to assist it in discharging its duties.

1.4 Function of Architectural Control Committee.

No improvement, as that term is hereinafter defined, shall be erected, constructed, placed, altered (by addition or deletion), maintained or permitted to remain on any lot until plans and specifications, in such form and detail as The Committee may deem necessary, shall have been submitted to and approved in writing by such committee.

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1.4.1 Definition of "Improvement": -

Improvement shall mean and include all buildings, any roofed structures, waterfront structures, parking areas, fences, walls, hedges, mass plantings, poles, driveways, ponds, swimming pools, tennis courts, changes in any exterior color or shape, and any new exterior construction or exterior improvement which may not be included in any of the foregoing. It does not include garden shrub or tree replacements or any other replacement or repair of any magnitude which does not change exterior colors or exterior appearances. It does include both original improvements and all later changes and improvements.

1.4.2 Basis of Approval

Approval of plans and specifications shall be based, among other things, on:

- adequacy of site dimensions
- structural design
- conformity and harmony of external design and of location with neighboring structures and sites
- relation of finished grades and elevations to neighboring sites
- conformity to both the specific and general intent of the protective covenants and restrictions.

1.4.3 Application Procedure

All applications to The Committee must be submitted in writing by completing the application form currently in use by The Committee, copies of which can be obtained from the managing agent of LOE Community Association (The Managing Agent). The application must be accompanied by all necessary information to allow The Committee to make an informed decision. The Committee reserves the right to request any additional information deemed by it to be necessary in order to properly evaluate the application. In the event that The Committee requests additional information and the applicant does not provide such information in a timely manner, the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to The Committee for its review. All applications (and any subsequent appeals) shall be mailed or delivered to the office of The Managing Agent.

1.4.4 Application Review Procedure

- 1.4.4.1 The Committee delegates to The Managing Agent the initial review of each application and authorizes The Managing Agent to make decisions on its behalf based on the following guidelines.
 - Any application that clearly meets all the requirements of the Guidelines and is in full compliance with LOE Declaration of Covenants, Conditions and Restrictions (The Declaration) shall be approved. All others shall be disapproved.
- 1.4.4.2 In accordance with the Declaration, any application that is not approved, disapproved or rejected within twenty-five (25) days after its receipt shall be conclusively presumed to have been approved, EXCEPT that The Committee has no right or power, either by action or failure to act, to waive or grant any variance from the requirements of The Declaration, except as specifically provided therein.
- 1.4.4.3 All decisions shall be conveyed in writing by The Managing Agent to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproval of the application.
- 1.4.4.4 In the event that a homeowner has not received an approval, disapproval or rejection within twenty-five (25) days as noted in 1.4.4.2, the homeowner

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must contact The Managing Agent to verify the status of his application prior to taking any action on his proposed improvement, and must follow the advice provided at that time by The Managing Agent.

1.4.4.5 Unless otherwise stated in The Committee's written response, all approved exterior changes, additions or improvements shall be completed within sixty (60) days of the date construction, installation or erection is commenced.

1.4.5 Appeal Procedure

1.4.5.1 In the event that The Managing Agent disapproves an application, the applicant may within thirty (30) days submit a written appeal to The Committee with any additional information the applicant considers relevant to the original application.

1.4.5.2 The Committee shall have thirty (30) days to review the appeal and make a decision.

1.4.5.3 The decision of a majority of the members of The Committee to approve or to disapprove an application shall be considered the decision of The Committee.

1.4.5.4 All decisions by The Committee shall be conveyed in writing by The Managing Agent to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproval of the application.

1.4.5.5 Unless otherwise stated in The Committee's written response, all approved exterior changes, additions or improvements shall be completed within sixty (60) days of the date construction, installation or erection is commenced.

1.4.5.6 In the event that the appeal is denied by The Committee, the applicant may within thirty (30) days submit a written appeal to the Board of Directors.

1.4.5.7 The Board of Directors shall review the appeal at one of its next two (2) meetings following the date upon which the appeal is received and notify the applicant of the Board's decision. All decisions of the Board of Directors shall be final.

1.4.5.8 All decisions by the Board of Directors shall be conveyed in writing by The Managing Agent to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproval of the application.

1.4.5.9 Unless otherwise stated in The Board's written response, all approved exterior changes, additions or improvements shall be completed within sixty (60) days of the date construction, installation or erection is commenced.

1.4.5.10 Status of Application during Appeal. During the appeal period, the decision on the original application shall remain in effect. Failure of The Committee or of the Board of Directors to respond to a request for reconsideration within twenty-five (25) days of the date of its receipt shall not automatically result in approval of the original application.

2.0 SITE PLANNING CRITERIA

LOE's residential cells were designed to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of a neighborhood. All proposed improvements must maintain the integrity of this street and neighborhood individuality while maintaining the continuity of the development. The purpose of this section is to identify those elements that influence the overall neighborhood appearance and street character.

There are, for the purposes of this document, three types of homes in LOE:

- Production
- Semi-custom
- Custom

Each type is located in a village or section of similar homes. The names of the "villages" containing each type of home are as follows:

- Production homes are located in the following "villages":

| | | |
|---------------|--------------|-------------|
| Eagle Bend | Eagle Cove | Pebble Way |
| Crystal Falls | Indigo Falls | Bay Meadows |
| Auburn Shores | Eden Springs | |

- Semi-custom homes are located in the following "villages":

| | | |
|----------------|----------------|----------------|
| Pelican Pointe | Crescent Banks | Bristol Waters |
| Crescent Cove | | |

- Custom homes are located in the following "villages":

| | | |
|--------------------|--------------|---------------|
| Lake Shore Estates | Crescent Bay | Bristol Banks |
|--------------------|--------------|---------------|

2.1 Building Setback Lines and Lot Coverage

Building setback lines are established by the City of Houston's Development Ordinance and are reflected on the recorded subdivision plat. In determining the appropriate setback line for a specific building site, reference should be made to the deed restrictions and the final plat. If a discrepancy occurs between these two documents, the document specifying the greater setback distance of the two shall apply. Encroachment upon these established setback lines with residential structures and garages is prohibited. The Committee may, in special cases, grant variances to building lines NOT specifically illustrated on the recorded plat. A variance may be allowed only if it can be demonstrated by the applicant that the variance will allow a significant positive contribution to the house design or, more importantly, to the site design and appearance of the community as a whole.

Lot coverage is identified by buildings and impervious areas including, driveways, patios and other structures. For the purpose of calculating lot coverage, pools, spas and decks are not considered structures. Lot coverage shall not exceed the percentages identified below.

Pools, spas, decks, patios and walkways located in the rear yard are not considered building encroachments to the side setback lines. However, a planted landscaped area of a minimum three feet (3') in width must be maintained between the fence line and the aforementioned structures.

Yard Setbacks, Lot Coverage and Unit Size

| Lot Width | Front | Side | Side Street | Rear | Rear on Lake | Lot Coverage ** | Min. Unit Size | Max. Unit Size |
|---------------------------|------------------------|-----------------------------------|-------------|------------------|--------------|-----------------|--|----------------|
| 60' or less (Patio Homes) | * See below | One side at 0', One side at 5' | 10' | Utility easement | 10' U.E. | 70% | 1500 SF 1-story 2300 SF 2-story | 3100 SF |
| 65' | 25', 20' on cul-de-sac | 5' *** | 10' | Utility easement | 16' | 60% | 2000 SF 1-story 2300 SF 2-story | 2900 SF |
| 70' | 25', 20' on cul-de-sac | 5' *** | 10' | Utility easement | 16' | 60% | 2000 SF 1-story 2300 SF 2-story | 3600 SF |
| 80' (Semi Custom) | 25', 20' on cul- | 5' *** | 20' | Utility easement | 16' | 60% | 3000 SF | 4500 SF |

| | | | | | | | | |
|------------------|-------------------------------|---------|-----|---------------------|-----|-----|---------|----------|
| | de-sac | | | | | | | |
| 80' (Custom) | 25', 20' on cul- de-sac | 5' *** | 20' | Utility easement | 16' | 60% | 3200 SF | No limit |
| 100' (Custom) | 25', 20' on cul- de-sac | 10' *** | 20' | Utility easement | 16' | 60% | 3500 SF | No limit |

- 15' to living area
10' to turn-in garage
20' to front-loaded garage
- ** Impervious coverage excluding pool
- *** Main Structure Only

2.2 Utility Easements

All single-family residential lots contain a utility easement along the rear property line for the distribution of dry utilities such as electrical, telephone, gas and cable television service. Wet utilities, such as water and sanitary sewer lines are located (in most cases) along the front of the lot. Selected lots may contain a side lot utility easement for the purpose of completing circuits or distribution systems. Both the recorded subdivision plat and the individual lot survey should be consulted to determine the size and location of utility easements on a specified lot. Encroachment of structures upon the utility easement is prohibited. The Committee cannot approve any improvement that encroaches on this easement but can provide conditional acceptance of all other aspects of the proposed improvement, where appropriate. It is strictly the homeowner's responsibility to seek approval from the utilities for any such encroachment.

2.3 Grading and Drainage

- The drainage of any Lot shall not be impeded or altered without the approval of The Committee.
- Cutting, breaking or removing any of the street curb for lot drainage is not permitted.
- "Pop-up emitters" and French drains are permitted, but they must be located in a manner to avoid damaging the street or its sub-grade, and they must be submitted to The Committee for approval.
- Repair of any damage to the sidewalk, curb, street or its sub-grade resulting from "pop-up emitters" or curb cutting, breakage or removal shall be the responsibility of the owner of that lot.
- All improvements shall be designed so that there will be no drainage into a neighbor's yard.

3.0 ARCHITECTURAL DESIGN CRITERIA

The intent of this section is to define the basic criteria for the construction of structures within LOE. Emphasis is on quality in material, design and construction in order to promote well-crafted residences within the various communities. The house footprint and the roof form should work together to provide variety and interest when viewed from the street and across the lakes. These guidelines allow for diversity in design and should produce a climate of individuality, while insuring the architectural integrity of the community as a whole.

No Improvement shall be erected, constructed, placed, altered, maintained or permitted to remain on any Lot until plans and specifications shall have been submitted to and approved in writing by The Committee.

3.1 Facades

The standards for exterior treatments varies with each lot width. Within LOE, single family residences must be comprised of the following percentages of masonry and/or stucco products exclusive of windows, doors, and other building openings. When fulfilling the percentage of masonry/stucco to lot width, homes with attached garages will be allowed to use brick on garages to meet the percentage requirement. All fronts of detached garages must be brick and may not use the masonry/stucco on the garage front to fulfill the percentage requirements. Changes in materials should have a logical relationship to the changes in the form of the house.

Percent Masonry/Stucco to Lot Width

| Lot Width | Percent Masonry or Stucco |
|---------------------------|---------------------------|
| 60' or less (patio homes) | 75% |
| 65' and 70' | 70% |
| 80' + | 90% |
| Lakefront | 90% |

3.1.1 Materials

Samples of exterior building materials must be submitted to The Committee for consideration and approval. Exterior building materials must comply with the following standards and/or guidelines

| | |
|----------------------------|--|
| <u>Brick</u> | Brick used on residences in LOE shall meet standard specifications established by the Brick Institute of America. |
| <u>Stucco</u> | Stucco may be used as an exterior wall finish, provided its detailing is consistent with the style of the architecture. Stucco must be uniform in color with all other exterior housing materials. |
| <u>Siding</u> | Wood siding or concrete Hardiplank may be either horizontal or vertical lap type. The use of diagonal siding is strongly discouraged but may be allowed by special consent of The Committee. |
| <u>Synthetic Materials</u> | Synthetic materials such as metal siding and vinyl siding may only be used with the approval of The Committee |
| <u>Wood</u> | All wood must be painted or stained, naturally weathered wood is prohibited. If a stain is used, a wood sealant must be utilized. |
| <u>Stone</u> | The use of any type of stone on the exterior of a residence must be approved by The Committee to ensure architectural compatibility within the neighborhood. |
| <u>Metal</u> | Exposed metals shall be anodized aluminum, bronze, copper or painted galvanized steel. |
| <u>Trim</u> | All trim shall be smooth, high quality finish-grade wood stock or Hardiplank, stained or painted as approved by The Committee. |
| <u>Mortar Joints</u> | All mortar joints shall be tooled. "Slump" joints will not be allowed. Mortar color shall be selected to complement stone or brick color. |

Privacy Walls

Privacy walls must match dwelling unit materials and shall be no more than 8 feet (8') in height. All privacy walls must have Committee approval

3.2 Window Treatment

- Wood, vinyl or metal windows may be used. When vinyl or metal windows are utilized the finish shall complement the color and the architectural style of the house. No mill finish aluminum will be acceptable.
- No glass or glazing that is reflective will be allowed on any front façade, or on any facade, which is visible from a public street, lake, common area or neighbor's property.
- The use of wrought iron ornamentation on the exterior of any window is prohibited without the prior approval of The Committee.
- The color of any solar screens must be harmonious with that of the house. The frames of the screens must match the window frames. If any window 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 coverings facing a street or waterfront must complement the color of the house.

3.3 Roof Treatment

Materials

- Roofing materials used on all homes shall be as a minimum PRESTIQUE II or equal. Wood shingles are strictly prohibited. Roofing materials used on all custom homes (80' or wider lots) shall use Prestique I or Prestique Plus, or equal.
- Custom homes (80' or wider lots) are allowed a variety of roof colors in the darker ranges (brown, black, and gray). Homes on lots with widths of 55' or less to 75' will only be permitted roof colors of black or dark gray.
- The use of alternate roofing materials such as clay, slate, tile or metals is limited to neighborhoods containing 80' or wider lots and must receive the approval of The Committee. The use of the aforementioned materials as unique architectural treatment (i.e. over porches, on bay windows, etc.) is permitted in homes on lots 80' or wider.

Rain Gutters and Drains

- Where runoff occurs affecting pedestrian entrances and walkways, the installation of rain gutters and drains is required. Drain pipes tied into the rain gutter downspout must be screened from public view either by suitable material or by planted shrubs or ground cover. Elsewhere, or in areas not seen by the public, the use of a splash block or hidden drain pipe or tile is required. Color, shape and location must be compatible with the character of the house and must be approved by The Committee. Galvanized aluminum is required. Vinyl is not permitted.

Form

- Gabled and hipped roofs of varying pitch throughout the residence are preferred. The minimum allowance of roof pitch shall be five (5) in twelve (12), except where a garden or deck is employed. Mansard roofs and other types of raised roof forms may only be used with special permission of The Committee in those neighborhoods containing custom or estate homes (on lots 80 foot or wider). Flat roofs are not permitted. Dormer roofs on backs of houses only may have slopes of 3:12 or greater.

Chimneys

- All chimneys constructed or erected on any lot as a part of an exterior wall of any dwelling or constructed as a component of the front or side of any dwelling, which faces a street, shall be of masonry or stucco construction.

- Fireplace chimneys located in the interior portion of a dwelling unit must be constructed of materials that match dwelling unit in style and color and that meet or exceed the chimney standards set forth in the Southern Building Code.
- All custom home chimneys shall be constructed of masonry and/or stucco or stone.

Exposed Roof Metal

- All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane. In certain instances, stack vents and attic ventilators may be permitted on the rear half of the roof. In instances where metal roofing is employed (following Committee approval), roof accessories may be made of the same metal. All exposed metal roof accessories, stack vents, roof flashing, attic ventilators, etc. shall match the color of the roofing material color.

Skylights and Solar Collectors

- The location and design of all skylights and solar collectors shall be approved by The Committee. No solar collectors shall be allowed on any roof slope visible from a public street.

3.4 Garages

- All garage doors should be of metal design and of a color which complements the adjacent wall.
- Porte cocheres constructed of the same building materials and as an integral part of the residence are acceptable. All other carports are prohibited.
- Garages cannot exceed the residential lot's main dwelling in height nor stories.
- All changes to the external appearance of any structure (including garages) must be submitted to The Committee for approval.

3.5 Detached Garages with Living Quarters Above

- Second story living areas above detached garages are not permitted on any lot along Eldridge Parkway or Tanner Road. Similarly one-and-a-half story garage units are also not permitted on these lots.
- All requests for garages with one-and-a-half story living quarters will be reviewed on a case-by-case basis by The Committee. Criteria for approval will be and is not limited to the following:
 - One-story-and-a-half garages will be limited to attic-structure living areas only contained within the roofline. Full 8' - 9' plates are not allowed. Dormers are required on front and rear elevations and all elevations which face a public open space. Dormers on side elevations are encouraged but are not required.
 - The elevations of story-and-a-half garages must complement the main residence.
 - One-story-and-a-half garages will not be permitted along Eldridge Parkway, Tanner Road, Lake Shore Ridge Drive, adjacent to any street within LOE or along lakes and common areas.
 - One-story-and-a-half garages may also be permitted on lots adjacent to Addicks Reservoir, except when adjacent to or highly visible from Eldridge Parkway.
- Living Quarters above detached garages are limited to Custom and Semi-Custom lots only. The Committee may approve living quarters above detached garages on a case-by-case basis only in other sections of the development and as long as it will not obstruct views of neighboring residences.
- In no instance may a garage with living quarters above be constructed on a lot with a one-story residence.

3.6 Exterior Paint

- Any change in exterior colors must be submitted to and approved by The Committee. The palette of exterior colors for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials which are used in their natural state, such as

brick, stone, copper, etc. The use of pastel colors or primary colors is strongly discouraged and may be used only by special approval of The Committee. Paints or stains should be limited to three (3) complementary colors per residence. The type of paint shall be a durable high quality exterior paint.

- The front door of all residences shall be stained and varnished. Painting is not permitted.

3.7 Mechanical Equipment

- All air conditioning compressors, power and meter boxes and pool equipment shall be completely screened from public view. Screening may consist of architectural or planting elements as approved by The Committee. The planting elements must be evergreen.
- No antenna, tower, satellite dish or similar device for receiving and/or sending signals shall be erected constructed or placed on any Lot for any purpose without prior written approval from The Committee.
 - Satellite dishes must be less than one (1) meter in diameter. Satellite dishes and other similar communications antennae must be installed on the home or garage and must not be visible from the street in front of the house.
 - The color of a satellite dish or other similar communications antenna shall be harmonious with the color of the house.
- Any and all lines and/or wires for communication or for transmission of sound or current, not within a building, shall be constructed or placed and maintained underground.

3.8 Building Maintenance

- Each residence shall be maintained in a neat, clean, orderly condition by the owner/resident. Periodic repairs shall be made to correct any condition which suggests visual deterioration of a residence.

3.9 Special Requirements for Lots on the Lake at the Clubhouse

- All rear elevations of these lots located on the lake or side elevations of those residences exposed to the lake must have the same detailing and articulation as their front elevations. For example, rear elevations must have the same trim work on wainscoting, windows, doors, etc. as the front elevation; windows should have mullions and shapes similar to the front elevation; roofs should have the same interesting roof forms as the front elevation; columns and pilasters should have articulation and detailing equal to the front elevation; railing must be wrought iron either meeting the community standards for wrought iron or decorative and complementary to the building architecture, (plain railing with horizontal top and bottom rails is not permitted), etc. Any railing that does not conform to the standards shown in Figures 6 & 7 of the Appendix 1 – Architectural Guidelines illustrations – must be submitted to The Committee for approval. Note: This list is not all-inclusive.

3.10 Signs

- No sign, including political signs, advertisements, billboards or advertising structures of any kind shall be displayed, maintained or placed in the public view on or from any part of the Property or on any Lot, with the following exceptions:
 - Signs temporarily used by the owner on a Lot, of not more than six (6) square feet, advertising the Lot for sale or rent, or signs of architects and builders during the period of construction and sale of improvements on any Lot.
 - A "YARD OF THE MONTH" sign temporarily loaned to the owner of a Lot by LOE.
 - Home Security Signs for the purpose of warning of the presence of a home security system. These shall be small, inconspicuous and discretely placed. 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 and must be no further than three feet (3') away from the house or garage.

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 Committee may require the removal of signs that have deteriorated. In addition to (or instead of) signs, home security warning decals may be displayed on first floor windows or doors, provided that each decal is not larger than three inches (3") wide by four inches (4") tall. Not more than one decal may be displayed per window or door, provided the decals do not otherwise violate these guidelines.

- School "Booster" Signs. Only one (1) sign shall be allowed. It must be an official, professionally made sign from a neighborhood school. It shall be small, and must be discretely placed only in the shrubbery immediately adjacent to the front of the house.

3.11 Play Structures

- All play structures that are visible to the public (includes adjacent neighbors) must receive prior approval of The Committee. Play structures must also adhere to the following guidelines:
 - Must be made of materials (wood with fabric or shingled covers) that complement the overall plan of development for the community
 - Must not encroach on easements or building set-back boundaries;
 - No part of the structure may exceed twelve feet (12') in total height from the ground;
 - Any part of a play structure that exceeds ten feet (10') in height must be positioned a minimum of fifteen feet (15') from the fence lines of the property;
 - Canvas or fabric roof covers must be of solid earth tone color (e.g.; green, brown, tan);
 - Shingled roof covers must match the roof of the house in type, quality and color;
 - Wooden roofs must match the wood of the play structure;
 - Metal roofs are not permitted;
 - In no event shall a play structure be placed in a front yard;
 - If a play structure is placed on a side yard, it must sit back a minimum of ten feet (10') from the front of the house in accordance with LOE fence guidelines;
 - Play structures visible from a public street, common or lake area, or located on property boundaries must be screened from view by fences, wall or evergreen plantings or a combination thereof. Screening with evergreen plants is to be accomplished with installation of fence-height plants, not ultimate growth at maturity;
 - Play structures are to be kept in good repair at all times.

3.12 Yard Art

- No yard art (e.g.: statues, fountains or other exterior objects of a decorative nature) may be placed within public view without the prior approval of The Committee. All applications must include a drawing of the proposed object and specify the size, color, material and proposed location of the object. Approval shall not be granted for any items containing moving parts or producing noise of any volume. The color of all exterior objects must be earth tone and must complement or coordinate with the overall plan of development for the community.

3.13 Basketball & Similar Games

- All basketball or similar structures must receive prior approval of The Committee. These structures must also adhere to the following guidelines:
 - No permanently installed poles will be permitted. Poles may be mounted in a sleeve permanently located in the ground but such poles must be readily removable from the sleeve.
 - Portable basketball poles and attached backboards will be permitted
 - Backboards may be attached to the garage, but must use either lag bolts into underlying support members or threaded bolts and nuts through the support structure.

- Backboards must be fiberglass or safety glass.
- All such structures must be placed behind the front building line, may not encroach an easement and may not be located where stray balls may strike a neighbor's home or utilities (air-conditioning, gas meter, etc.)
- All such structures must be maintained in good condition.
- The Board may require the removal of any such structure that it reasonably determines to be a nuisance to the neighbors.

4.0 LOT ELEMENTS

4.1 Driveways

- Driveways may be paved with concrete or unit masonry although use of materials should be consistent with the architectural character of the entire neighborhood. The use of stamped or colored concrete, exposed aggregate concrete interlocking pavers, brick pavers and brick borders is acceptable, but must be approved by The Committee. Asphalt paving, loose gravel and timber borders are prohibited. A clear concrete sealant is permitted, but color painting is not allowed.
- Concrete driveways are to be a minimum four (4) inches thick over a 95% compacted sub-grade with P.I. less than 20. A #6 six (6) inch by six (6) inch woven wire mesh or approved equal shall be installed within the "drive-in" portion of the driveway between the curb and sidewalk. Adherence to county specifications regarding driveway cuts and curb returns at driveway is required.
- Driveways serving residences with attached rear-loaded garages and/or detached garages shall be twelve feet (12') in width at the curb out and no greater than twenty feet (20') at the garages.
- Driveways serving attached two car garages facing the street shall be sixteen feet (16') in width at the curb out and no greater than twenty feet (20') at the garage when the garage is located less than forty feet (40') from the street right-of-way. Driveways serving attached two-car garages facing the street must be twelve feet (12') in width at the curb out and no more than twenty feet (20') from the face of the garage when the garage is located forty feet (40') or more from the street right-of-way. A smooth transition from the width at the curb out to twenty feet (20') at the face of the garage is required.
- Driveways serving side-loaded, attached two-car garages protruding from the front elevation of the house shall be twelve feet (12') at the curb out and no greater than twenty feet (20') at the face of the garage.
- The driveway may be increased in width to twenty-six feet (26') at the face of the garage for three-car garages.
- Driveways shall be located no closer than two feet (2') from the side property line.
- The use of circular drives is discouraged and will only be allowed by The Committee in instances where the width of the lot is sufficient to accommodate such driveways while leaving a significant amount of green space. In no instance shall the driveway width be greater than sixteen feet (16') at the curb out. Under no circumstance may an entire front yard be paved as a driveway.

4.2 Sidewalks

Sidewalks are required along both sides of local residential streets within LOE and are to be in accordance with the following specifications and the standards established by the City of Houston

- Where sidewalks must deviate from a straight line (e.g. to avoid existing trees), gentle radii, instead of abrupt curves and angles, shall be utilized
- Manholes and valve boxes located within sidewalks shall be flush with the concrete paving to insure pedestrian safety. Adjustments of heights may be required in order to accomplish a flush or level walking surface.

- Where sidewalks cross driveways with decorative paving, the standard sidewalk design does not have to be carried through the driveway.

4.3 Walkways

Walkways should be a complementary component of the site architecture and should not compete visually with the house and/or landscape.

- A walkway at least four feet (4') in width and no more than six feet (6') in width shall be provided from the front door of the residence to the street curb or the driveway. However, a broad landing may be allowed at the front door upon approval by The Committee.
- The walkway should extend beyond the sidewalk to the street. The walkway design does not have to be carried through the sidewalk.
- Walkways shall be constructed with unit masonry, quarried stone, interlocking paving, stamped concrete or concrete. The use of alternate materials shall require the approval of The Committee. Asphalt walkways are prohibited.
- In those instances where a walkway parallels the front, side or rear elevation of a house, a planting area (a minimum of two feet (2') in width) must be maintained between the house and the walkway. In such cases, the planting area shall be planted with an appropriate ground cover and/or perennials and dwarf grasses.
- Steps at elevation change are required on walkway slopes exceeding 4.0 percent.
- Meandering walkways require Committee approval.

4.4 Decks and Other Structures

Decks and other ancillary structures, including gazebos, storage buildings, playhouses, decks, greenhouses, trellises, etc. must be approved by The Committee and may require screening from public view. They must adhere to the following guidelines.

- They are restricted to the rear yard
- Gazebos must be no more than twelve feet (12') high, as measured from lowest elevation of the land on which they stand, and must be proportional in size to the site. In addition, they must be constructed of materials compatible in quality and color to the main residence.
- Sheds that are visible to common areas or other homes may not exceed eight feet (8') in height, 100 square feet in area and must be constructed of materials comparable in quality and color to the main residence. Alternative materials may be considered when such sheds are not visible to common areas or other homes.
- Gazebos, sheds and other exterior construction may not encroach on easements or building lines.

4.5 Pools and Spas

Swimming pools, spas and their decks are restricted to the rear yard and must adhere to the following guidelines.

- Pool decks may extend beyond the established side setback lines so long as an adequate area (minimum three feet (3')) for landscaping and fencing remains between the deck and the property line.
- Swimming pools, spas and accompanying decks and equipment must be screened from public view, including public streets, and other common areas. No wood fence will be permitted in the rear yards of lakefront homes for the intent of screening the aforementioned elements.
- Applications for pools that can be seen from the common areas must be accompanied by plans and elevation views of all appurtenances and complete details of the proposed landscaping to screen them, all of which are subject to approval by The Committee.
- Portable or permanent above ground swimming pools are prohibited. Smaller, prefabricated, installed above ground spas or hot tubs are acceptable, but must receive approval from The Committee.
- Pool structures that enclose the swimming pool area are discouraged and must receive approval from The Committee.

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- Swimming pool appurtenances, such as rockwaterfalls and sliding boards, must not exceed six feet (6') in height and must receive approval from The Committee.

4.6 Lot Fencing

- All lots must have a fence along the rear and side property lines of each residence, except where specifically stated otherwise, in conformance with the standards adopted for each lot type. When fences of differing heights or materials abut, the tie-ins must be in compliance with accepted fencing standards (refer to Figures 1,2 & 3 - Standard Residential Wood Fence Illustrations and 6' Upgraded Wood Fence Illustration in Appendix 1).
- Where wood fencing is required (see later paragraphs) it must be constructed with quality (no used fencing) materials. All pickets shall be cedar. Treated pine may only be used for the components as shown in the relevant illustrations.
- Wood fences must not be stained. However a clear preservative may be used.
- All replacement fencing must duplicate the style, location and construction of the fencing being replaced. The following fencing standards apply to all residential lots within LOE.

4.6.1 Minimum Standards

The following represents minimum fencing requirements, however additional fencing requirements do apply to certain types of lots and these are detailed later in this section. To insure compatibility of fence design throughout the community, all fences visible from the public street that depart from the guidelines must receive approval from The Committee.

- All fence sides visible to the public must be the "finished" side.
- Side yard fences must not project beyond the front elevation of the house and must be coordinated to avoid offsets with the fencing on the adjacent lots. Aligned fences at these locations is encouraged but not required. All mechanical equipment, i.e. air conditioner units, must be screened from the street or public area.
- One single-side hinged gate (refer to Figure 4 in Appendix 1) shall be installed in the most appropriate side yard.
- All fencing is to be staggered or star-stepped down slopes. The tops of these fences are to be level with the horizon. Height levels should be changed at normal column spacing. Fences running parallel to the slope are not acceptable
- Fences of any kind are not permitted in the front yard of any residence
- No fence should project above the height of the original project brick wall.
- No chain link fence is permitted.

4.6.2 Typical Interior Lot

- Typical interior lots require wood fences of six feet (6') in height to be constructed of the materials described previously and in accordance with the specifications identified in the Standard Residential Wood Fence Illustration (refer to Figure 1 in Appendix 1).
- Wood fences shall be installed with alternating seven foot (7') panels and exposed rails along common interior lot lines to provide a uniform, attractive fence to each abutting property.

4.6.3 Typical Corner Lot

- The fencing located on the exterior lot side (lot side abutting the public street) must be an upgraded wood fence with a trim cap with hedgerows per landscape requirements. (Refer to Figures 2,3 & 9 in Appendix 1)
- The upgraded wood fence must be located five feet (5') from the street right-of-way line and constructed from the rear lot line parallel to the public street to a point located a maximum of fifteen feet (15') past the rear elevation of the house.

- No change can be made to the type or layout of fencing of any corner lot containing a driveway that has access to the side street without approval from The Committee.
- Additional fencing for the interior side of corner lots abutting a public street shall be constructed in accordance with the aforementioned fencing criteria for typical interior lots.

4.6.4 Typical Greenbelt Lot

- The rear fence of all yards backing onto a greenbelt must generally be a six foot (6') wrought iron fence that conforms to the standards shown in the Wrought Iron Fence Illustrations 1 & 2 (refer to Figures 5 & 6 in Appendix 1). Side property lines not exposed to a greenbelt shall be fenced with the Standard Residential Wood Fence (refer to Figure 1 in Appendix 1).
- Where lots side onto a greenbelt, there must be a six foot (6') wrought iron fence along the common property line between the greenbelt and such lots from the rear property line to a point ten feet (10') behind the front elevation of the house (refer to Figure 10 in Appendix 1). Side property lines not exposed to a greenbelt shall be fenced with the Standard Residential Wood Fence (refer to Figure 1 in Appendix 1).
- Where a lot both backs and sides onto a greenbelt it is considered to be backing onto the greenbelt and shall be fenced accordingly
- If used for screening purposes, hedgerows are to be planted inside the wrought iron fence and are not to exceed six feet (6') in height.
- The placement of a three foot (3') wide wrought iron fence gate within a wrought iron fence along the greenbelt is permitted.

4.6.5 Lake Lot Fencing

- The entire rear yard of all lots backing onto a lake must have a four foot (4') wrought iron fence that conforms to the standards shown in the Wrought Iron Fence Illustrations 1 & 2 (refer to Figures 5 & 6 in Appendix 1).
- Where lots side onto a lake, there must be a four foot (4') wrought iron fence along the common property line between the lake and such lots from the rear property line to a point ten feet (10') behind the front elevation of the house (refer to Figure 10 in Appendix 1). Side property lines not exposed to a lake shall be fenced with the Standard Residential Wood Fence (refer to Figure 1 in Appendix 1).
- Where a lot both backs and sides onto a lake it is considered to be backing onto the lake and shall be fenced accordingly
- If used for screening purposes, hedgerows are to be planted inside the wrought iron fence and are not to exceed four feet (4') in height.
- The placement of three foot (3') wide fence gates within fences along the lakes is permitted.

4.6.6 Fencing Facing Front of Lot

- On lots having a width of 60' or less, fences must be six foot (6') masonry or stucco to match the house.
- On 65' to 75' wide lots, fencing that faces front shall be the six foot (6') upgraded wood fence (refer to Figure 2 in Appendix 1).
- On 80' or wider lots, fencing that faces front shall be six foot (6') upgraded wood fence (see Figure 3 in Appendix 1) with hedge. However, a six foot (6') wall constructed of the same material as the house may be allowed by The Committee upon approval.

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4.6.7 Wrought Iron Fencing

- All additional and replacement wrought iron fencing must be constructed in accordance with the Wrought Iron Fence Illustrations 1 & 2 (refer to Figures 5 & 6 in Appendix 1) unless approved by The Committee.
- Fencing is not permitted to be capped with "spears" or other adornment.
- Fencing must be painted black. Fencing may not be painted to match shutters, doors, or other features on the house.
- A wrought iron hinged pedestrian gate, compatible in design to that of the fence itself, may be used in any wrought iron fencing at the sides of a house, but the proposed design and location must be submitted to The Committee for approval.

4.6.8 Driveway Gates

- All requests for installation of a driveway gate must be submitted to The Committee for review. All such requests must include a lot plan showing the location and length of the gate as well as dimensions from the front elevation of the house. Criteria for approval will include, but is not limited to the following:
 - No wood driveway gates will be allowed.
 - No wood fencing will be permitted between the gate and the house nor the gate and the side lot line.
 - Driveway gates must not project beyond the front elevation of the house, or that of the adjacent house.
 - Driveway gates are not allowed on lots with attached garages on the front of the house.
 - All driveway gates must be installed parallel to the front elevation of the house.
 - All driveway gates must conform to Wrought Iron Gate Figure #1 & 2 (refer to Figures 7 & 8 in Appendix 1)

5.0 LANDSCAPE DESIGN CRITERIA

The following landscaping standards are applicable to all typical lots. Planting materials for larger and/or oversized lots should be increased proportionally in plant size and quantity.

5.1 Streetscape

- The landscape treatment for each neighborhood of LOE has its own theme and individual character, but is consistent with other neighborhoods to maintain an overall view of continuity throughout the community.
- The following landscape guidelines apply to streetscapes:
 - Collector streets shall have a consistent planting of one species street tree
 - Entry points are intended to set the initial character of the development through the placement and selection of movements, signage, textured pavements and landscaping. Alternating layers of plant heights and color should be utilized for visual interest and uniform gateways. Each entrance should have the same image to establish continuity.

5.2 Front Yard Landscaping

The intent of this section is to produce a refined and elegant landscape setting for the residences of LOE. The landscape should provide the setting for and complement the architecture and not be competitive with it. The emphasis, again, is primarily on those areas of the lot visible from public areas in the community.

5.2.1 Lawns and Trees

The front lawn of each residence must be covered with St. Augustine grass. Sod must be used when any significant area needs to be replaced.

- Each front yard must have a minimum of two (2) trees, one of which must be a live oak (*Quercus virginiana*). At planting, each tree must have a minimum tree height of ten feet (10'), minimum branch spread of sixty inches (60") and a minimum of a four inch (4") caliper trunk when measured six inches (6") above grade. Trees are to be located within twenty feet (20') of the street curb.

5.2.2 Planting Bed Standards

- Beds shall complement the building architecture and shall have a minimum width of five feet (5'). Curvilinear beds will be allowed if proper care is used in establishing and maintaining pleasing forms.
- All planting beds are to be mulched with natural shredded pine bark or hard wood. Artificial coloring is not allowed.
- Free-floating beds in lawn areas are discouraged.
- Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Loose brick, plastic, concrete scallop and corrugated aluminum, wire wickets, vertical timbers, railroad ties, etc., are not in character with the desired landscape effect and are prohibited. Acceptable edging is Ryerson steel, brick set in mortar, horizontal timbers (2 inches by 4 inches, 2 inches by 6 inches, 4 inches by 4 inches, and 4 inches by 6 inches). No landscape timbers laid horizontally, stone set in mortar, and continuous concrete bands will be permitted.

5.2.3 Shrubs and Groundcover

- The number of plant species in the front yards should be kept to a minimum, varying only from one shrub layer to the next. A maximum of seven (7) different species of recommended shrub plantings may be utilized within a front yard. Residences with lot widths of fifty-five (55) feet or less are permitted a maximum of five (5) different species of recommended shrubs. The number of plants shall be appropriate for the size of the bed. Plants shall be spaced to cover the entire bed within one growing season.
- Shrubs are to be planted in a pleasing organized design.
- Shrub planting shall consist of a minimum of 3 layers of shrubs planted at the foundation of the buildings. One layer must consist of a species of evergreen plants, and one layer must consist of a species of border plants or ground cover next to the lawn. A fourth row of seasonal color is strongly encouraged between the lawn and the aforementioned border.
- All plants must conform to the species indicated on the approved plant list. Use of boldly variegated, "Pom Pom," or other "exotic" plants is discouraged.
- Landscaping must not impede or alter the natural drainage pattern of an individual lot, nor must it cause drainage into a neighbor's yard or adjacent properties.

5.3 Eighty (80) Foot or Wider Lots

The 80-foot width or larger lots require upgraded or supplemental landscaping as follows:

- Each front yard must have a minimum of two (2) trees, one of which must be a live oak (*Quercus virginiana*). At planting, each tree must have a minimum tree height of ten feet (10'), minimum branch spread of sixty inches (60") and a minimum of a four inch (4") caliper trunk when measured six inches (6") above grade. Trees are to be located within twenty-five feet (25') of the street curb.

5.4 Lakefront Lots

- All rear hedges shall be red tip photina and shall be maintained at the height of the wrought iron fence. However The Committee will consider a written application to substitute a similar height or lower hedge of a different plant species along the wrought iron fence line, but the application for this variance must explain the reason for this request and provide details of the alternative landscape method that will be used.
- The rear yard of each lake lot shall have a sufficient amount of shrubs so as to completely screen all housing foundations.
- There shall be a minimum of two trees meeting the size specifications established for front yards in the rear yard of all lake lots. Live oaks are not mandatory and the types of trees may be selected from the Plant Palette. However The Committee will consider a written application for only one tree when space makes two trees impractical, but the application for this variance must provide details of the alternative landscape method that will be used.

5.5 Corner Lots

Supplemental landscaping specifications for all corner lots include the following.

- There shall be five (5) ornamental trees along the side street portion of corner lots. The trees are to be planted beginning at a point 10 feet from the rear property line or driveway, if applicable, on fifteen (15) foot centers, in a free form arrangement (refer to Corner Lot Landscaping Illustration – Figure 11 in Appendix 1). They shall be 15 gallon container size at planting.
- Hedgerow must be planted in front of the fence between the fence line and the sidewalk.

5.6 Estate Lots:

- Alternative trees and landscaping arrangements may be submitted for consideration by The Committee but each application for such a variance must explain the reason for this request and must be accompanied by full details of the alternative landscaping proposal. Such alternative landscaping must blend with the landscaping of other lots in the vicinity in order to maintain the harmony of the area.

5.7 Screening

- Mechanical and electrical devices, garbage containers, and other similar objects visible from a public street, common or lake area, or located on property boundaries, must be screened from view by either fences, walls, plantings, or a combination thereof. Screening with evergreen plants is to be accomplished with initial installation, not ultimate growth maturity.
- All utility pedestals or boxes must be screened with evergreen shrubs exceeding a height no greater than 3 to 4 feet.

5.8 Lighting

- Lighting shall be used within LOE to meet functional requirements for safety, security and identification.
- Light sources should not conflict with the sight lines of pedestrians or motorists in a manner that endangers their safety and welfare. Light sources must not "spill over" into neighboring yards. Light sources must not be visible.
- All exterior lighting must be approved by The Committee or be in compliance with standards issued by The Committee.
- Landscape lighting on individual lots must be of the highest quality and must be reviewed by The Committee. Colored lighting is strictly forbidden, except as provided under seasonal lighting.
- All wiring for exterior lighting should be underground.
- Overhead lighting should not exceed building height.

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- Lampposts are not permitted unless approved by The Committee. No lampposts will be allowed near the sidewalk.
- Seasonal lighting, holiday art and signs must not be installed more than thirty (30) days prior to the associated holiday and must be removed no later than fifteen (15) days after that holiday. All such lighting and signs must be in keeping with the overall quality of Lakes on Eldridge. No items producing noise of any volume are permitted. The Committee reserves the right to require the immediate removal or modification of any seasonal lighting and/or signs which it reasonably determines to be unsuitable.

5.9 Plant Palette

A residential lot master plant list is to be used by homeowners for assistance in selecting species for landscaping front yards, corner lots, lakefront lots and landscape easements and other pertinent areas. The plants listed below are generally suitable to conditions in the West Houston area. However, in selecting plants from this list, careful consideration should be given to their cultural requirements as compared to the particular conditions they must endure to a given location. Any soil, water, or other tests necessary to determine the existing conditions on a particular site and survivability of the landscaping are the responsibility of the individual owner/resident.

RESIDENTIAL LOT MASTER PLANT PALETTE

STREET TREES AND SHADE TREES

Botanical Name

Common Name

Quercus virginiana

Live Oak

Quercus shumardii

Shumard Oak

Quercus nigra

Water Oak

Pinus taeda

Loblolly Pine

Magnolia grandiflora

Southern Magnolia

Ulmus parvifolia sempervirens

Weeping Elm

Taxodium distichum

Bald Cypress (around lake only)

Carya illinoensis

Pecan (rear yards only)

ORNAMENTAL TREES

Lagerstroemia indica

Crape Myrtle

Cornus florida

Flowering Dogwood

Magnolia soulangeana

Saucer Magnolia

Pyrus calleryana

Bradford Pear

Prunus cerasifera

Purple Plum

Ilex opaca savannah

Savannah Holly

Betula nigra

River Birch

Magnolia stellata

Star Magnolia

Magnolia virginiana

Sweet Bay Magnolia

Magnolia liliiflora

Lily Magnolia

Cercis canadensis

Redbud

Any *Ilex* species in tree form

Note: All magnolia species will be accepted.

Any plants on the shrub list that are to tree form can be used as an ornamental tree

SHRUBS

| <u>Botanical Name</u> | <u>Common Name</u> |
|--|---------------------|
| Abelia grandiflora or dwarf variety | Abelia |
| Fatsia japonica | Aralia |
| Aspidistra eliator | Aspidistra |
| Azalea species | Azalea |
| Buxus species | Boxwood |
| Camellia sasanqua | Camellia |
| Temstroemia gymnanthe | Cleyera |
| Raphiolepis indica | Hawthorn Indian |
| Ilex species | Holly |
| Juniper species | Juniper |
| Ligustrum japonicum | Ligustrum Wax |
| Eriobotrya japonica | Coppertone Loquat |
| Nandina species | Nandina |
| Pittosporum species | Pittosporum |
| Leucophyllum frutescens | Texas Sage |
| Viburnum japonica | Japanese Viburnum |
| Eleagnus macrophylla | Eleagnus |
| Fiegoa sellowiana | Pineapple Quava |
| Cycas revoluta | Sago Palm |
| Chamaecyparis humilis | Mediterranean Palm |
| Photinia fraseri | Photinia Redtip |
| Ancuba japonica | Japanese Aucuba |
| Chaenomeles speciosa | Flowering Quince |
| Mahonia aquifolium | Oregon Grape |
| Mahonia bealei | Leatherleaf |
| Spiraea bumalda or similar dwarf variety | Spiraea |
| Iberis sempervirens | Evergreen Candytuft |
| Gardenia jasminoides | Gardenia |
| Myrica cerifera | Southern Waxmyrtle |

All plants that are variegated, dwarf and other cultivars of the above plants are acceptable

GROUNDCOVERS, BORDER PLANTS AND VINES

| <u>Botanical Name</u> | <u>Common Name</u> |
|-----------------------------|---------------------|
| Carex morrowii | Japanese Sedge |
| Ajuga reptans | Ajuga |
| Trachelospermum asiaticum | Asian Jasmine |
| Ficus pumila | Fig Ivy |
| Gelsemium sempervirens | Carolina Jessamine |
| Hedera helix | English Ivy |
| Trachelospermum jasminoides | Confederate Jasmine |
| Juniperus horizontalis | Creeping Juniper |
| Festuca ovina | Fescue |
| Festuca cinerea | Fescue |
| Rosa banksiae | Lady Bank's Rose |
| Wisteria sinensis | Chinese Wisteria |
| Liriope muscari | Liriope |
| Ophiopogon japonicus | Monkey Grass |
| Pachysandra terminalis | Pachysandra |

All plants that are variegated, dwarf and other cultivars of the above plants are acceptable

ORNAMENTAL GRASS, ANNUALS, PERENNIALS AND SHRUBS

Ornamental grass is discouraged in front yards except for dwarf species.

Annuals and perennials should be limited to defined bed and used as accents or borders.

Special shaped plants are discouraged and will be permitted only on approval by The Committee.

5.10 Landscape Maintenance

All landscaping must be maintained in a healthy and attractive appearance. Proper maintenance includes:

- Mowing
- Pruning and shaping
- Weed control in lawns and planting beds
- Adequate irrigation
- Appropriate fertilization
- Insect and disease control
- Seasonal mulching of planting beds
- Replacement of diseased or dead plant materials.

Each yard shall be maintained in a neat, clean and orderly condition by the owner/resident.

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THE LAKES ON ELDRIDGE

APPENDIX 1

Architectural Guidelines Illustrations

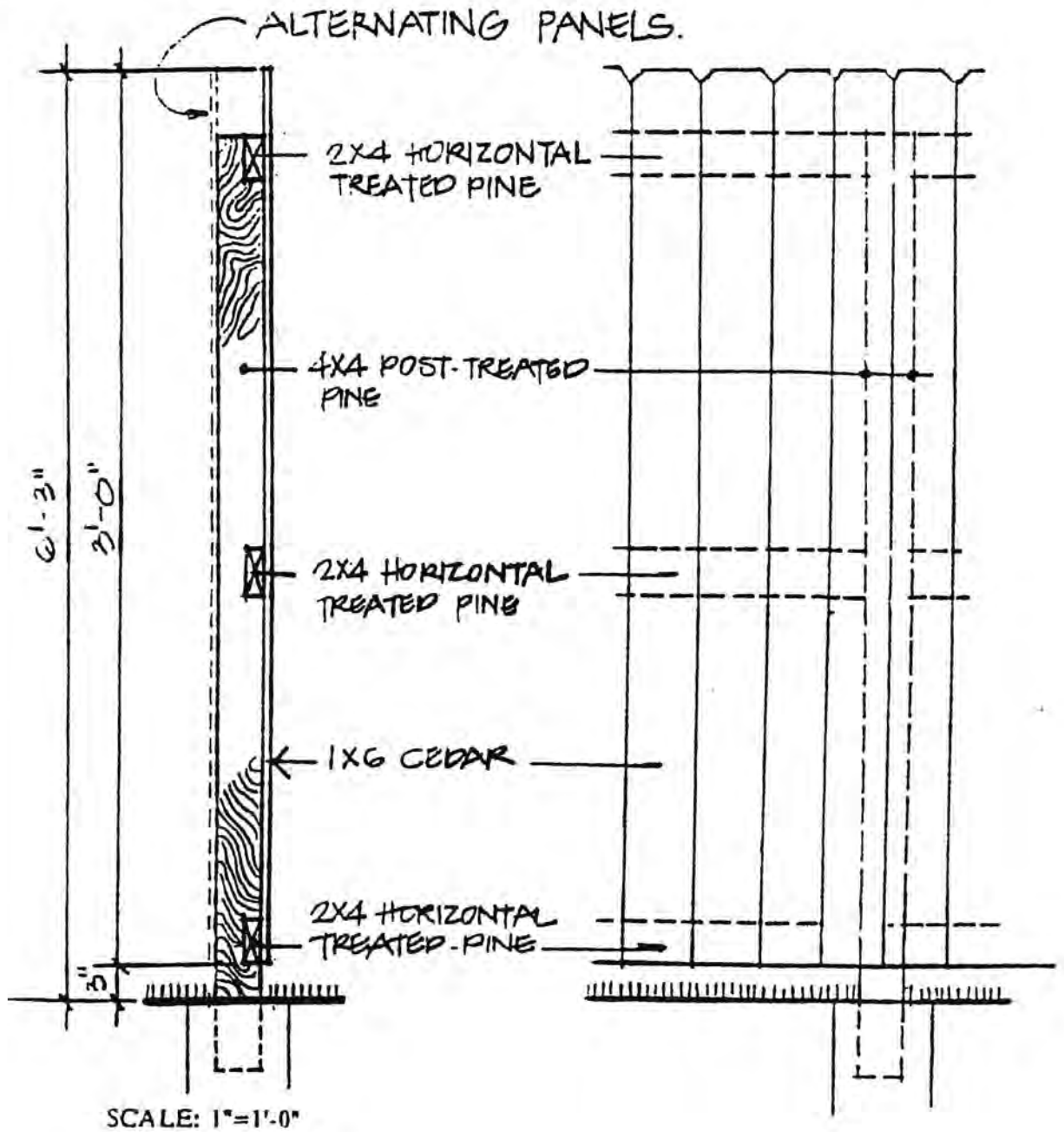
LAKES ON ELDRIDGE ARCHITECTURAL GUIDELINE ILLUSTRATIONS

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- FIGURE 5 *Wrought Iron Fence Illustration # 1*
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- FIGURE 9 *Residential Wood Fence Location Illustration*
- FIGURE 10 *Wrought Iron Fence Location Illustration*
- FIGURE 11 *Corner Lot Landscaping Illustration*

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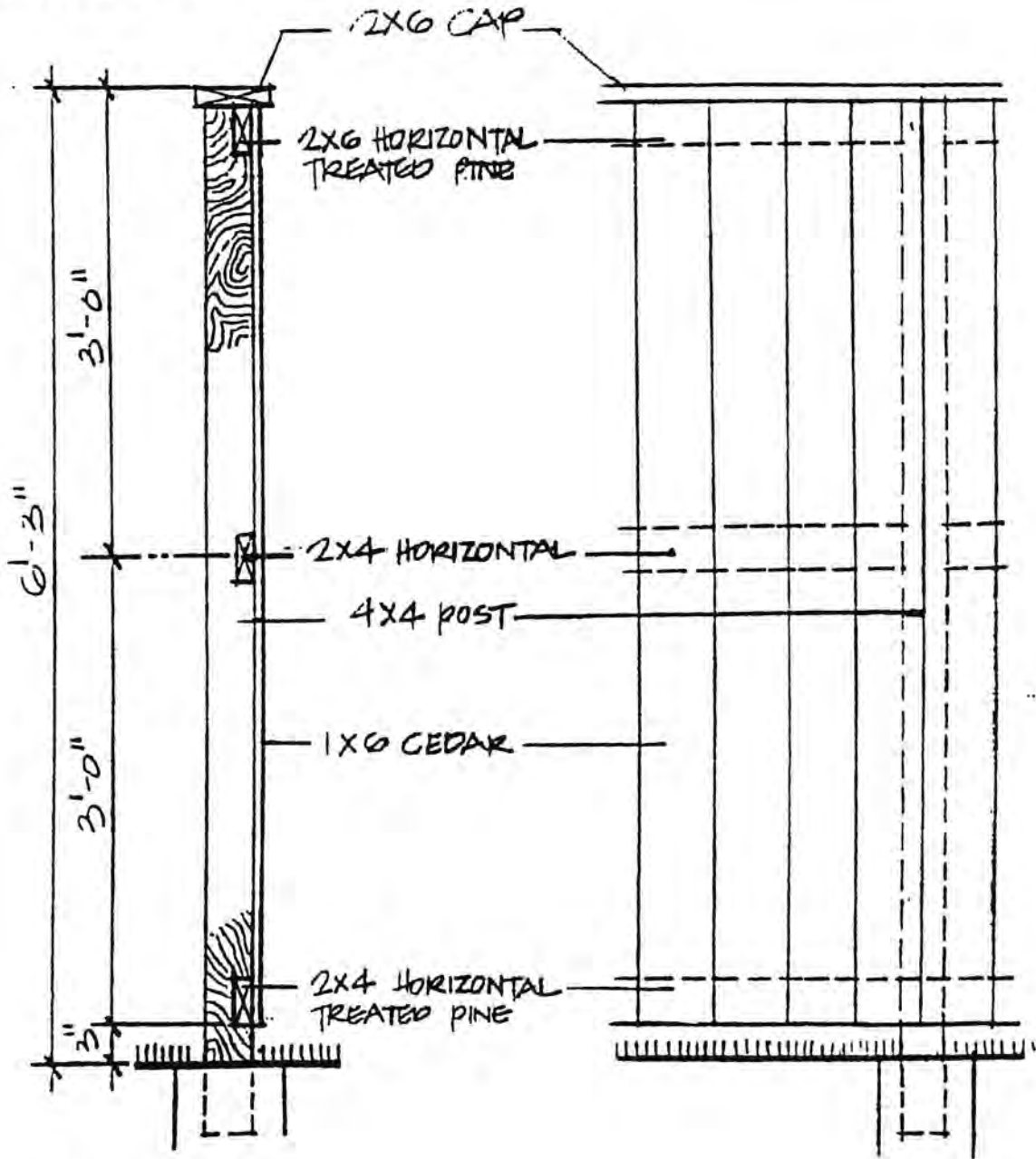
FIGURE 1 - 6' STANDARD RESIDENTIAL WOOD FENCE - NO CAP



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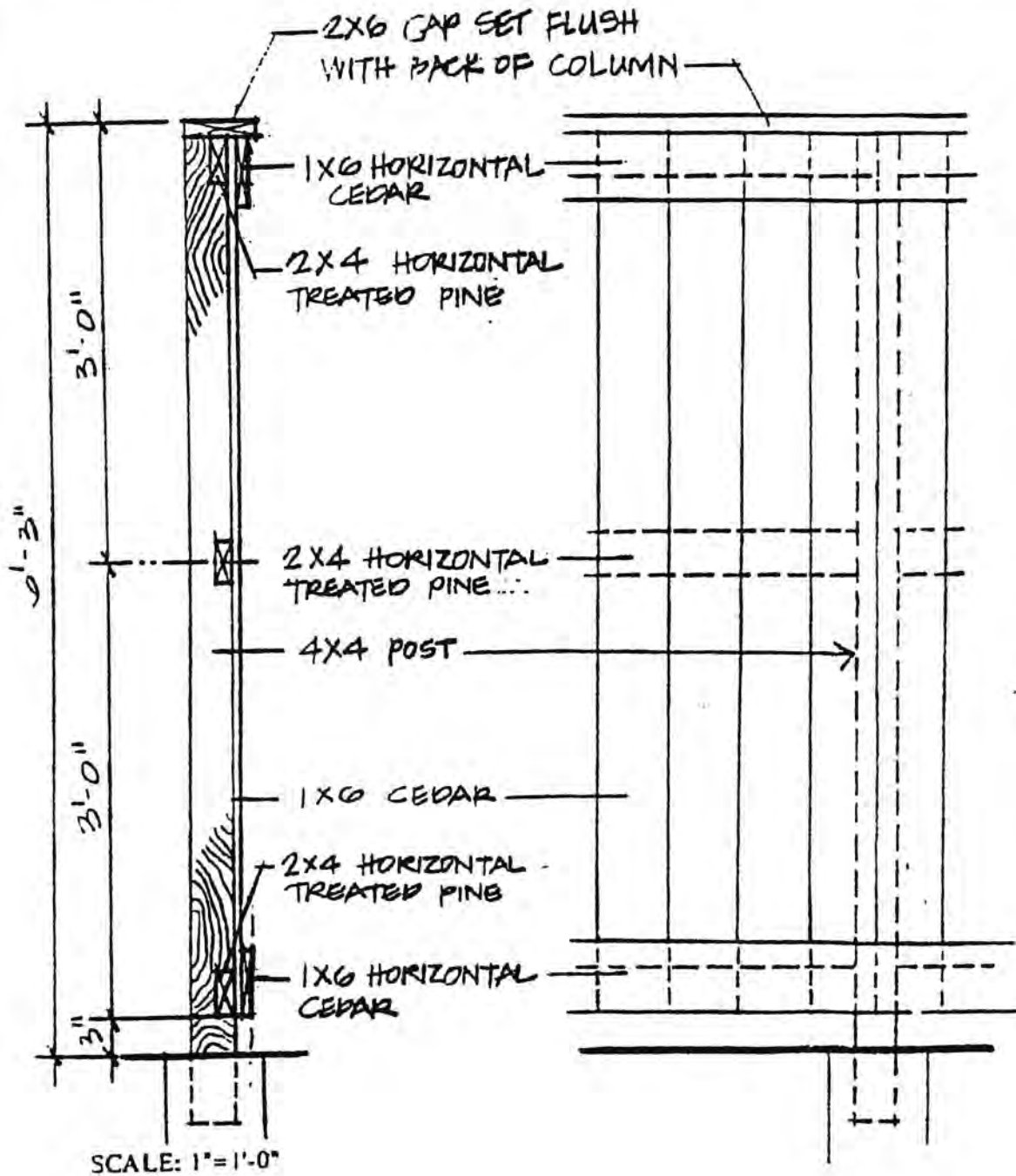
FIGURE 2 - 6' UPGRADED RESIDENTIAL WOOD FENCE WITH CAP

VISIBLE FROM STREET



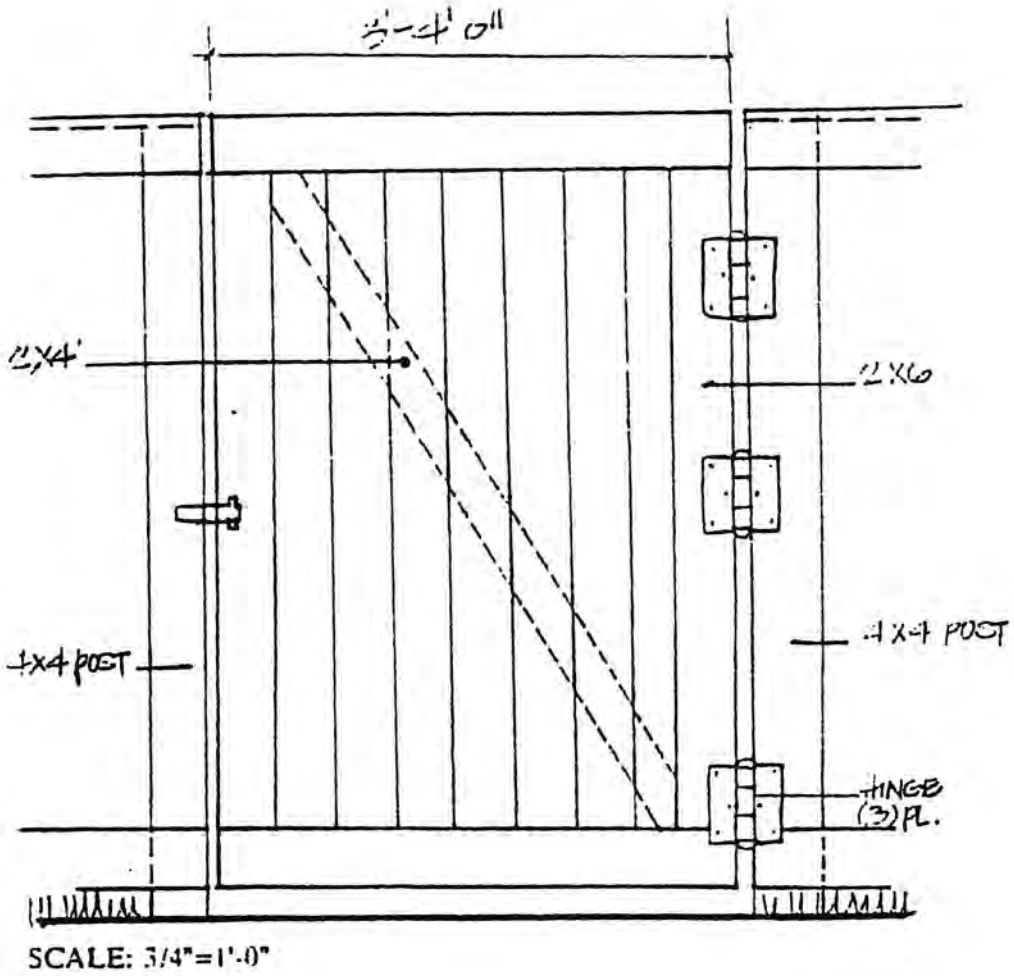
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FIGURE 3 - 6' UPGRADED WOOD FENCE FOR 80' - 100' LOTS



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FIGURE 4 - 8' UPGRADED RESIDENTIAL HINGED GATE



NOTE: TO BE USED ONLY WITH
UPGRADED WOOD FENCE

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THE LAKES ON ELDRIDGE

APPENDIX 1

Architectural Guidelines Illustrations

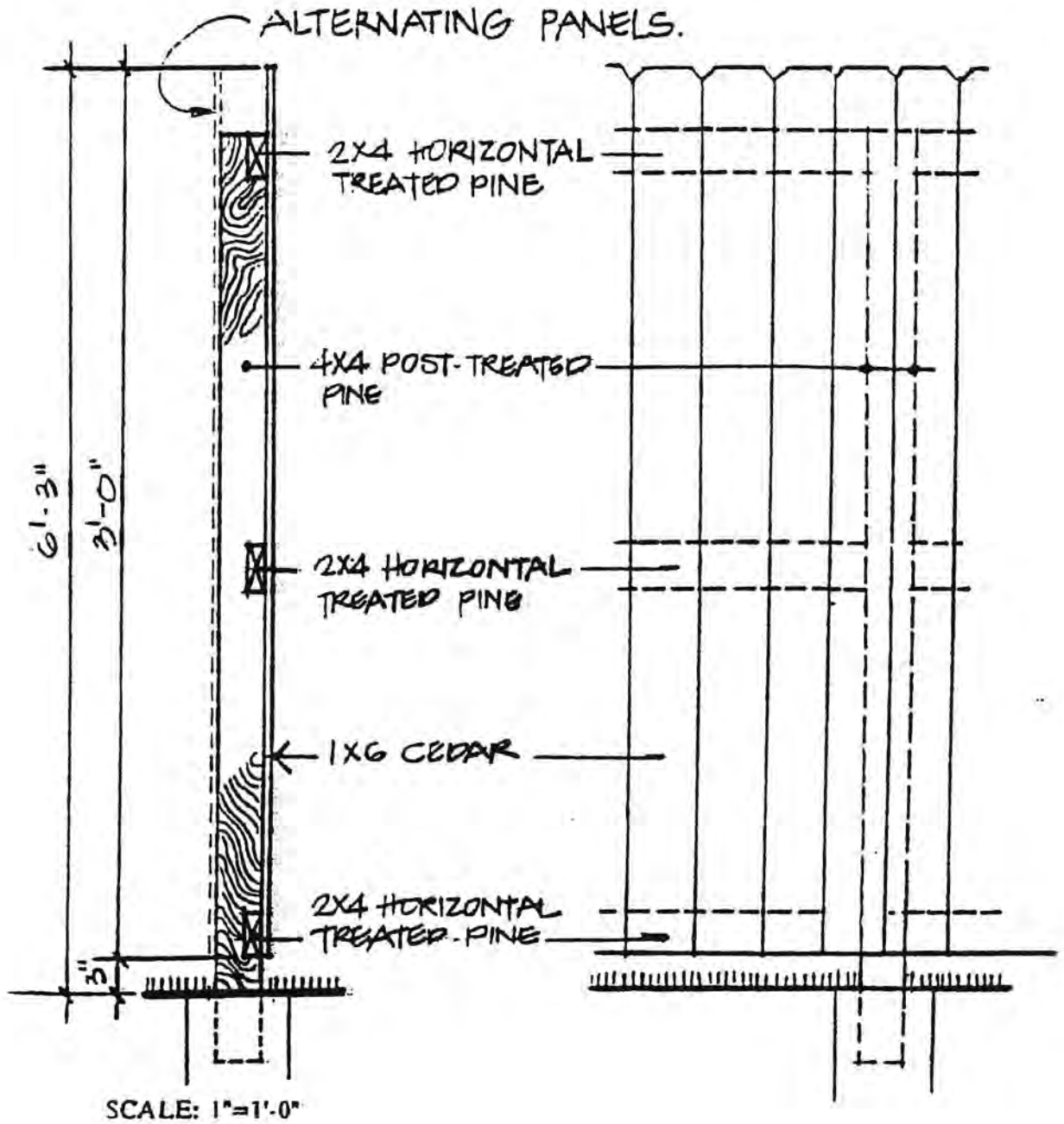
LAKES ON ELDRIDGE ARCHITECTURAL GUIDELINE ILLUSTRATIONS

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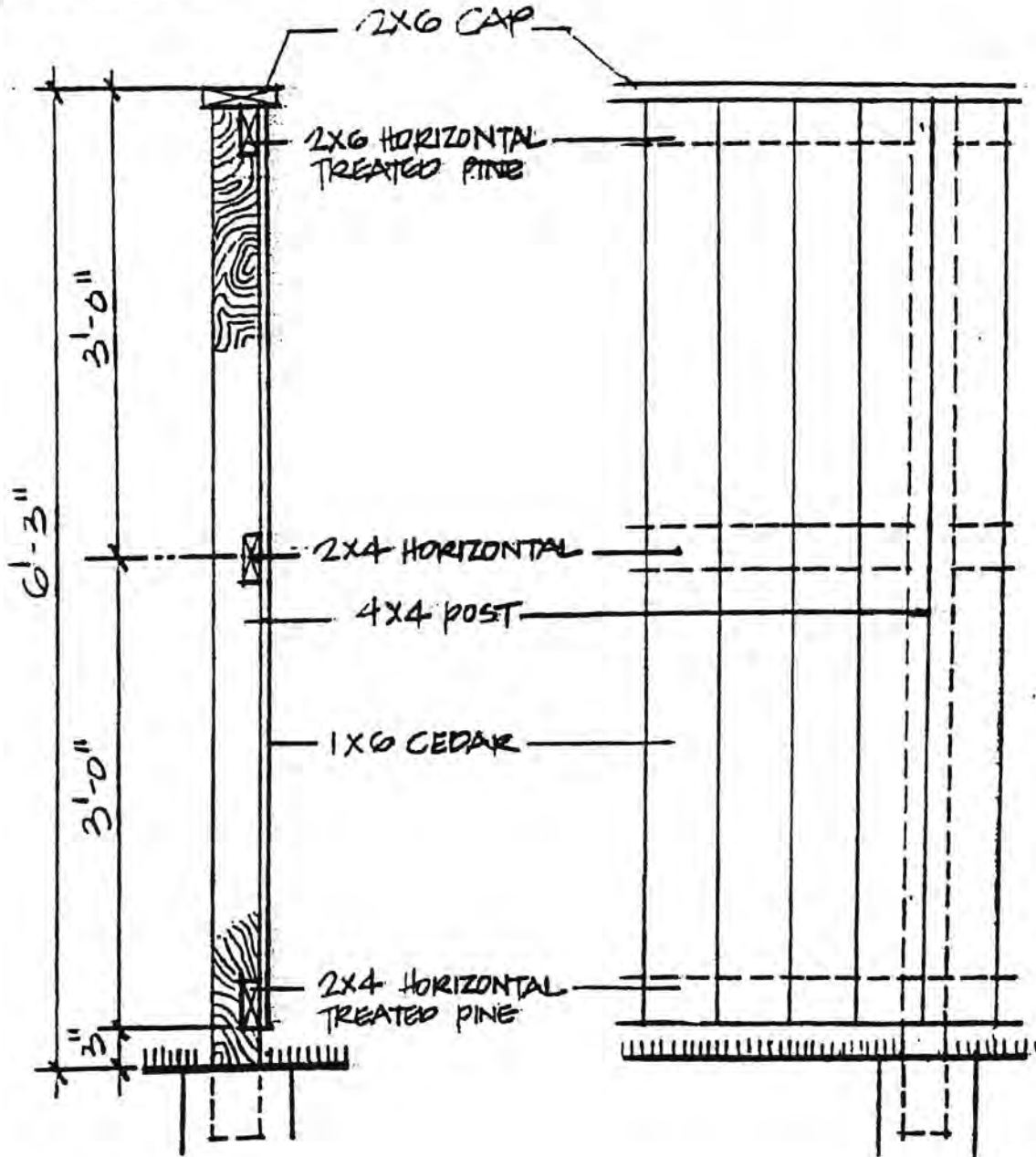
FIGURE 1 - 6' STANDARD RESIDENTIAL WOOD FENCE - NO CAP



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FIGURE 2 - 6' UPGRADED RESIDENTIAL WOOD FENCE WITH CAP

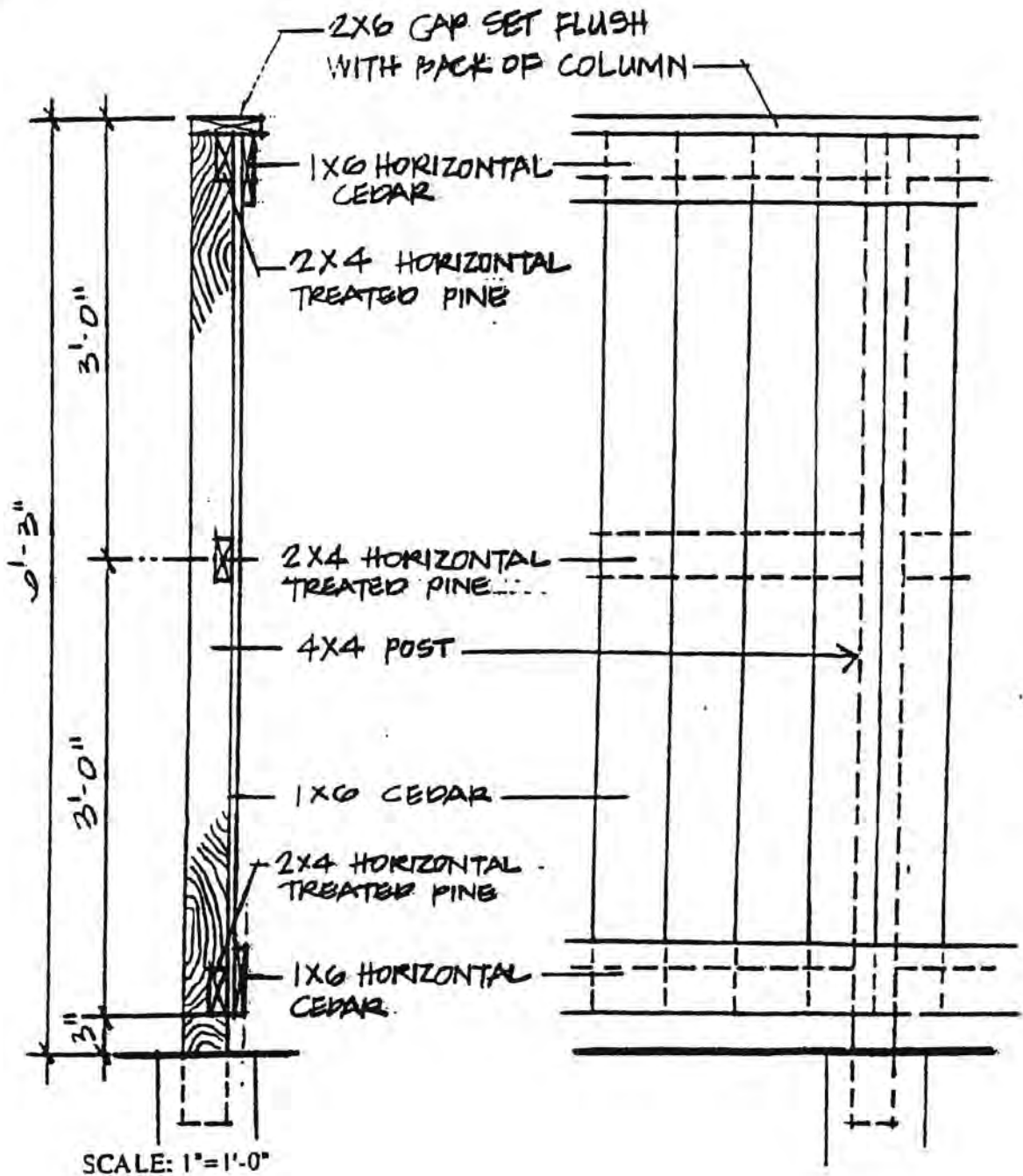
VISIBLE FROM STREET



SCALE: 1" = 1'-0"

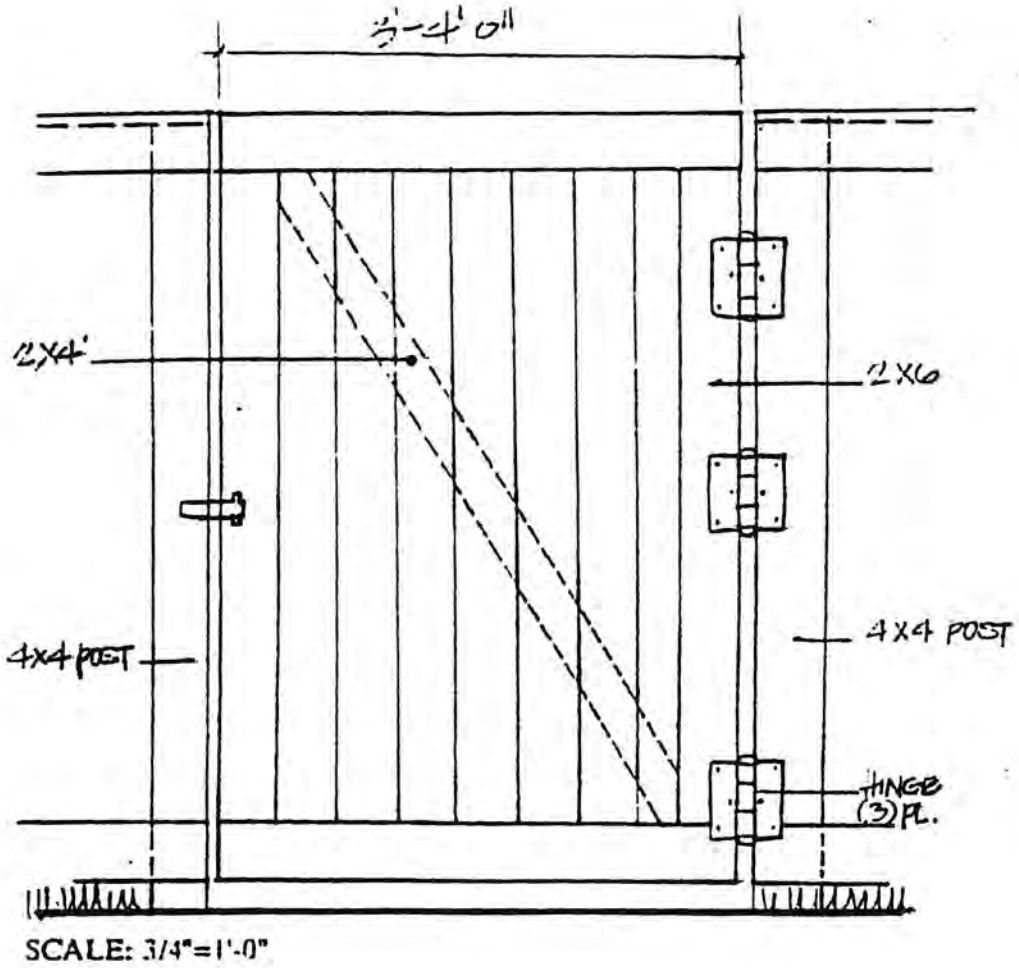
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FIGURE 3 - 6' UPGRADED WOOD FENCE FOR 80' - 100' LOTS



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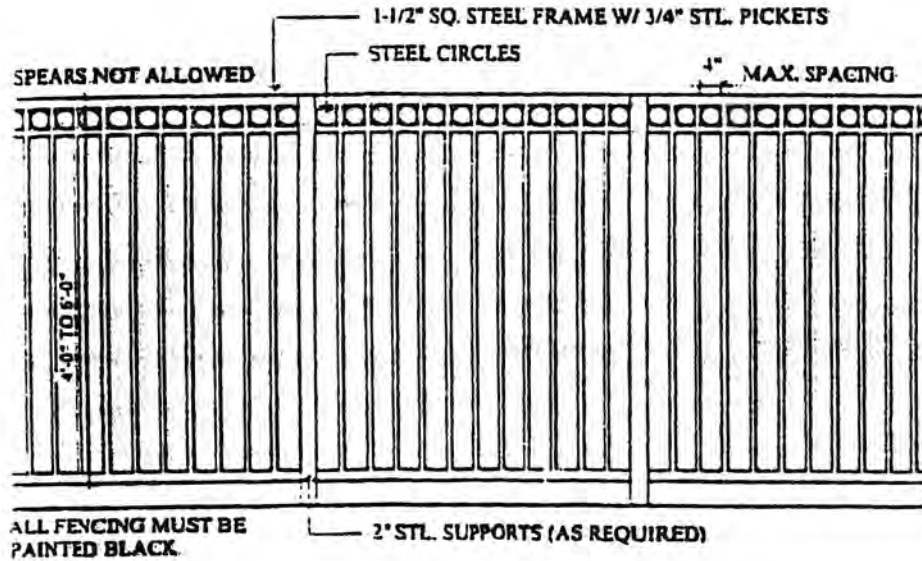
FIGURE 4 - 6' UPGRADED RESIDENTIAL HINGED GATE



NOTE: TO BE USED ONLY WITH
UPGRADED WOOD FENCE

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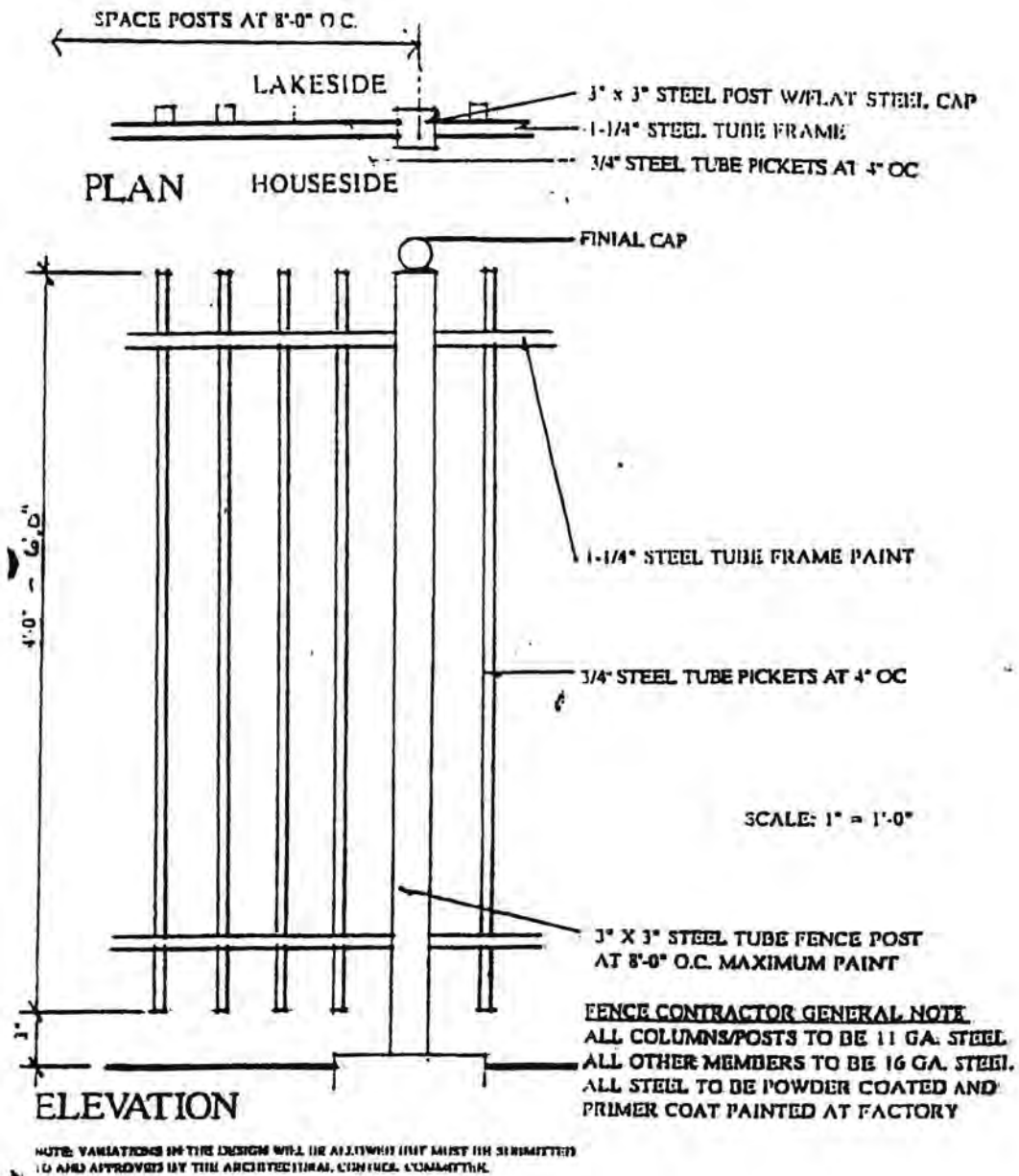
FIGURE 6 - WROUGHT IRON FENCE ILLUSTRATION # 1



NOTE: There are two types of wrought iron fence within LOE – these are shown in illustrations # 1 & 2. All replacement fencing must duplicate the style, location and construction of the type of fencing being replaced.

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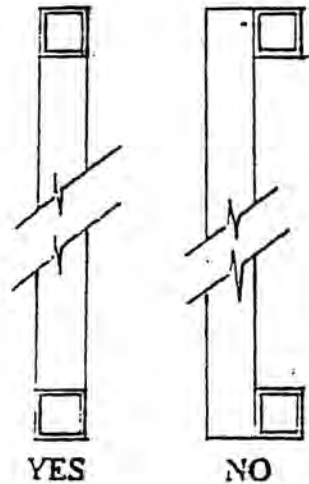
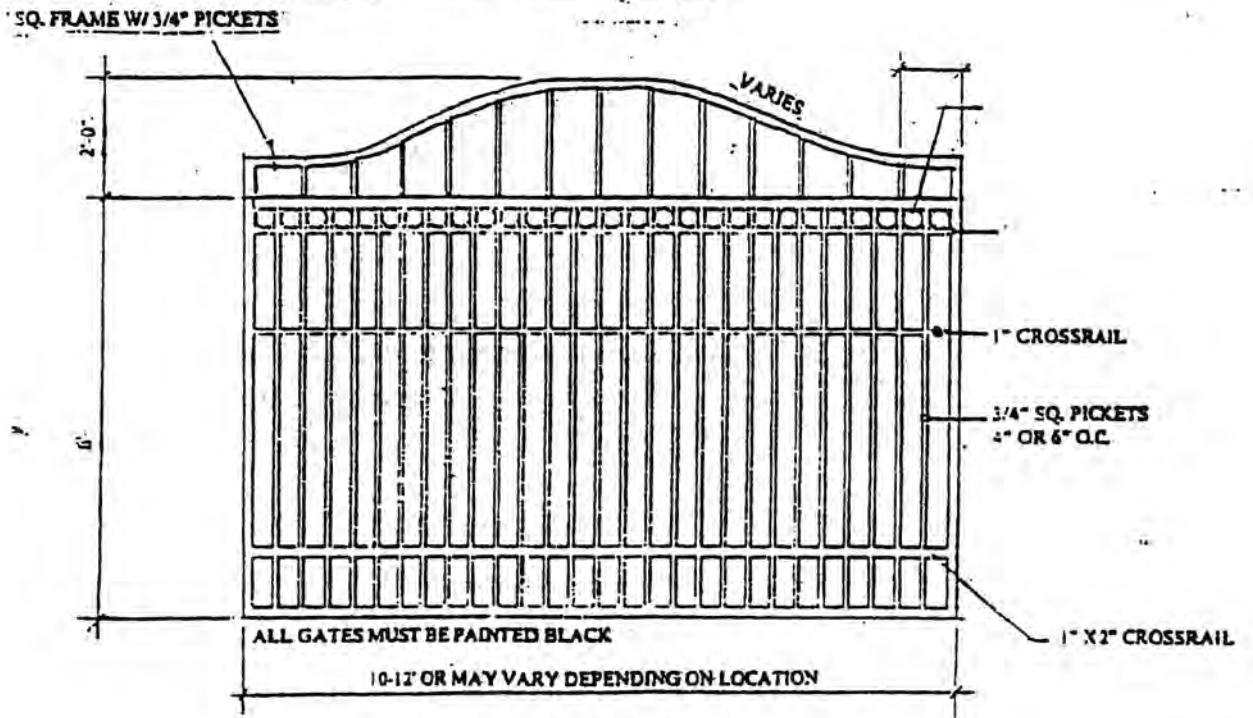
FIGURE 6 - WROUGHT IRON FENCE ILLUSTRATION # 2



NOTE: There are two types of wrought iron fence within LOE – these are shown in illustrations # 1 & 2. All replacement fencing must duplicate the style, location and construction of the type of fencing being replaced.

NF 007-02-1001

FIGURE 7 - WROUGHT IRON GATE ILLUSTRATION #1

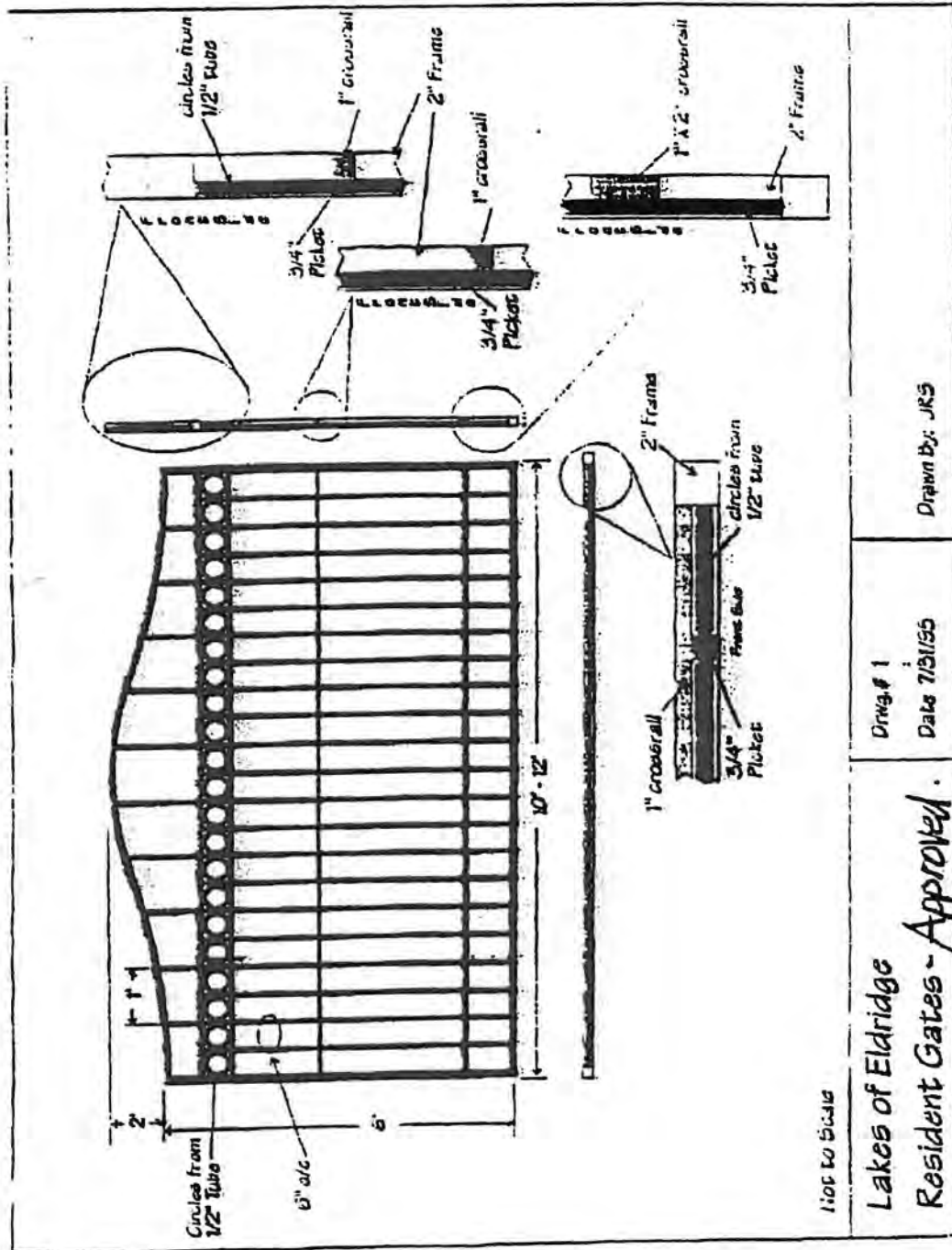


0.7321004L7320212121

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FIGURE 8 - WROUGHT IRON GATE ILLUSTRATION #2



1105 TO 61010

Lakes of Eldridge

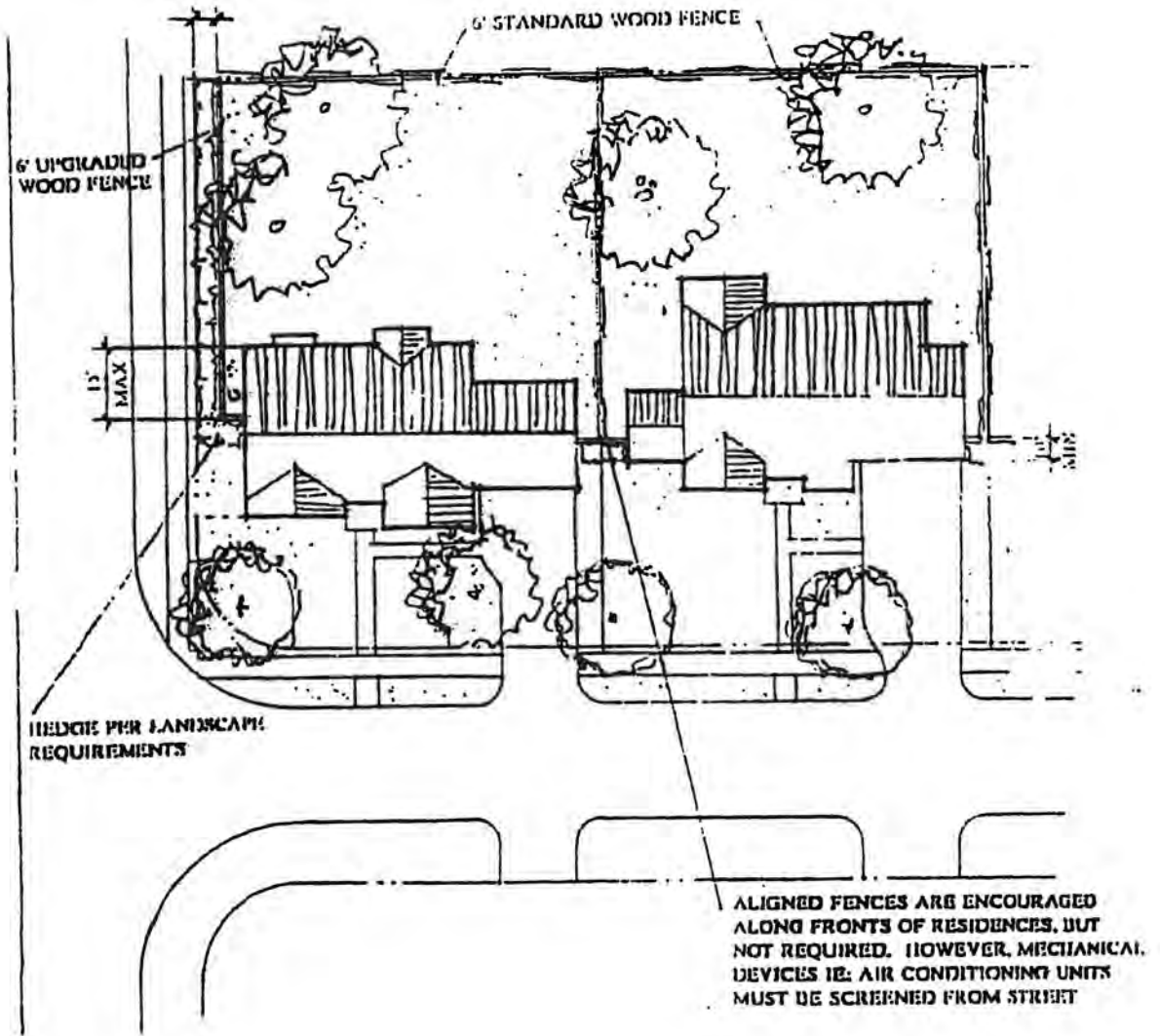
Resident Gates - Approved.

Drawg # 1

Date 7/5/55

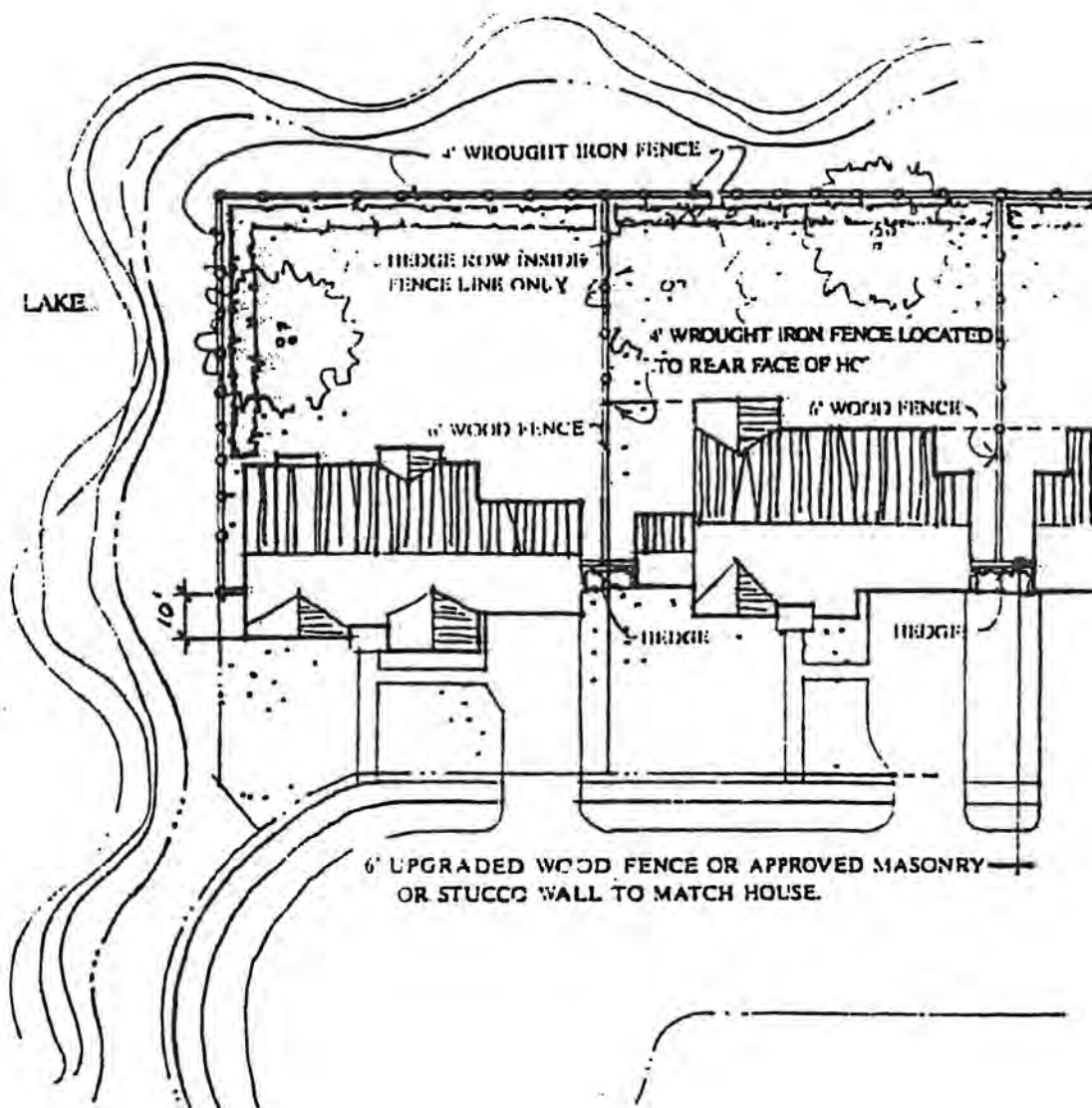
Drawn By: JKS

FIGURE 9 - RESIDENTIAL WOOD FENCE LOCATION ILLUSTRATION



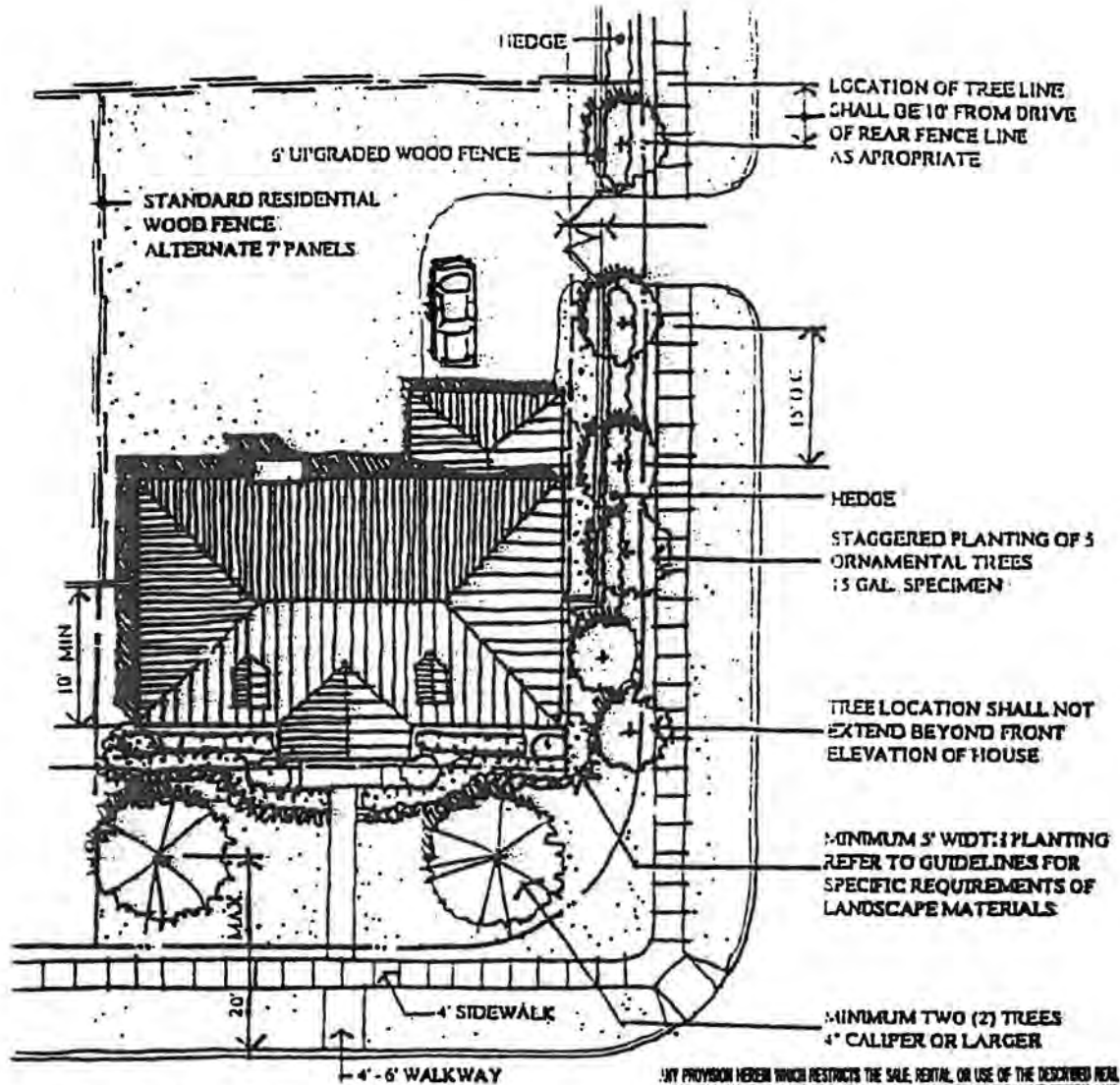
REF 067-62-1804

FIGURE 10 - WROUGHT IRON FENCE LOCATION ILLUSTRATION



RP 667-62-1005

FIGURE 11 - CORNER LOT LANDSCAPING ILLUSTRATION



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY.

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I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED. In the Official Public Records of Real Property of Harris County, Texas on:

JUN 29 2005



Dorothy L. Keyman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:
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