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**LAVON GRAND HERITAGE  
HOMEOWNERS ASSOCIATION, INC.**

**DESIGN  
GUIDELINES**

# Design Guidelines

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## Authority

As provided in section 12.07 of the Grand Heritage Declaration of Covenants, Conditions and Restrictions recorded in Collin County, Texas, Document Number 20060516000658940 on May 16, 2006, (the "CCR") for Lavon Grand Heritage Homeowners Association, Inc. (the "HOA") the Declarant has adopted these Design Guidelines for the HOA. "The Architectural Review Committee may, from time to time during the Term, supplement, withdraw or amend the Design Guidelines, in whole or in part. The Design Guidelines are intended to be explanatory and illustrative of the general intent of the development of the Property and are intended to be used as a guide to assist the Architectural Review Committee in reviewing plans and specifications. In any event, such Design Guidelines shall not be binding upon the Architectural Review Committee and shall not constitute, in every event, the basis for approval or disapproval of plans and specifications and materials submitted to the Architectural Review Committee for approval. Any amendments to the Design Guidelines shall be prospective only and shall not apply or require modifications to or removal of structures previously approved once the approved construction or modification has commenced. There shall be no limitation on the scope of amendments to the Design Guidelines, and, Declarant, or the Association, as appropriate, is expressly authorized to amend the Design Guidelines to remove requirements previously imposed or otherwise to make the Design Guidelines more or less restrictive. The Design Guidelines will, upon recordation, become a Governing Document as defined in the CCR." All defined terms shall have the same meaning as in the CCR unless otherwise defined herein. The term Architectural Control Committee and the term Architectural Review Committee (the "ARC") may be used interchangeably herein as in the CCR.

## Address Treatments

The Board of Directors for Lavon Grand Heritage Homeowners Association, Inc. has approved the Address Treatment Guidelines to help facilitate the identification of homes for public safety purposes.

## House Numbers

### Specifications

1. Numbers may be carved into stone or made from cast stone.
2. Numbers shall be located on the residence, preferably near the front door and lighted if possible. House numbers must be visible at all time and can not be obstructed by shrubs, trees, etc.

## Awnings

Article 11.06 of the CCR states "Approved Materials for Exteriors. "Approved Materials" (herein so-called) for exteriors of buildings, as well as the coverage ratios for the same, shall be as is set forth in the Design Guidelines."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. Submittal requirements include a completed, signed Architectural Submittal Form with an attached site plan, a picture of the house indicating the window location where the awnings will be installed, a picture of the actual awning design, including awning structure, size and information on how it will be attached to the house. A non-returnable color sample of the material to be used (minimum of 4" square) must also be submitted. Adherence to these guidelines will usually result in a prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines

## Location & Type

Awnings may only be placed on rear and side windows when not visible from public view. They can be either permanent or retractable (either manual or mechanized). If mechanical, the mechanism may not be visible. Awning installation over front doors and windows is strictly prohibited.

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## Materials

Awning material should be canvas, or other appropriate material and solid colored.

## Maintenance

Awnings must be properly maintained at all times, including periodic cleaning of the awnings. They must be replaced when they are faded, ripped, or badly worn.

## Basketball Goals

Article I L of the CCR states "Where the documents require compliance with the "Community-Wide Standard", the standard to be applied is the highest of: (a) the standard of use, conduct, architecture, landscaping, or aesthetic matters generally prevailing in Grand Heritage community, or (b) the minimum standards described in this Declaration, the Design Guidelines, the Rules, Bulletin Criteria, or Board Resolutions. The Community-Wide Standard may contain objective elements, such as specific maintenance requirements, and subjective elements such as matters subject to the discretion of the Board, Architectural Review Committee, or its reviewing representative. The Community-Wide Standard may or may not be set out in writing. The Declarant initially shall establish such standard; however, the Community-Wide Standard may evolve as development progresses and as the Grand Heritage community matures."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. Submittal requirements include a completed, signed Architectural Submittal Form with an attached site plan with proposed location of goal noted. Approval is needed or it will be considered a violation of the CCR and may be subject to a fine. Lavon Grand Heritage Homeowners Association, Inc. and its agents accept no responsibility or liability for damage to personal property due to accidental or neglectful use of basketball goals.

## Location

Backyard goals shall be placed out of public view to the fullest extent possible. For corner Lots, goals shall be placed on the interior side of the Lot. Neither portable nor permanent goals (unless installed by the HOA) may be stored or used in any street, alley, right of way or Common Area.

## Materials

### Permanent Goals

**Backboards** - Basketball goals shall be installed on commercially made, standard sized backboards. Backboards shall be constructed of heavy gauge fiberglass, Plexiglas, graphite-blend or aluminum. Backboards shall be white, gray or clear. Fluorescent colors will not be permitted.

**Supports** - Support brackets for garage mounted goals shall be black or a color to match the roof or siding color.

**Poles** - Poles for freestanding goals must be metal of a sufficient gauge to prevent bending. Poles shall be painted black or a color to blend in with the background when viewed from the street.

**Nets** - Nets shall be white; white and black; white and red; or red, white and blue. Fluorescent colors and chain nets are strictly prohibited.

### Portable Goals

**Backboards** - Portable basketball goals shall be installed on a commercially made, standard sized backboard. Backboards shall be constructed of heavy gauge fiberglass, Plexiglas, graphite-blend, or aluminum. Backboards shall be white, gray or clear. Fluorescent colors are not permitted.

**Bases, Supports & Poles** - Base shall be black or gray with no visible logos. For aesthetic reasons, it is recommended to use a thin base and to screen the base from public view when necessary. Supports shall be painted

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black or gray to match the pole. Bases may not be weighted down with stones, bricks, cinderblocks, dirt bags, etc. The base should be properly filled with sand or water per the manufacturer's instructions.

**Nets** - Nets shall be white; white and black; white and red; or red, white and blue. Fluorescent colors and chain nets are strictly prohibited.

## Maintenance

All basketball goals must be maintained in such a fashion that they do not detract from the neighborhood, such as, but not limited to: replacement or repair of torn or missing nets, bent rims, bent or broken supports, worn or discolored backboards, and rusted, discolored or leaning poles.

## Play Forts, Playhouses, Swing Sets, and Trampolines

Article 11.04(a) of the CCR states "Construction Specifically Regulated. (a) No temporary dwelling, shop, trailer or mobile home of any kind nor any improvement of a temporary character (except children's playhouses, dog houses, greenhouses, gazebos, lawn furniture and buildings as approved by Declarant or the Architectural Review Committee for storage of lawn or pool maintenance equipment, which may be placed on a Lot only in areas not visible from any street adjacent to the Lot) shall be permitted on any Lot...." The Heritage "PD" Planned Development District Lavon PD No. 1 District Regulations (the "PD") states that the setback lines for an accessory structure is 3 feet for the side and rear yard.

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR and the PD. An Architectural Submittal Form must be submitted prior to installation. Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification and will be considered a violation of the CCR and may result in a fine.

Throughout this section, the references to "play forts" apply to any permanent structure designed for recreational use. Examples of those structures commonly referred to as "playhouses", "forts", or "play forts". Such structures are not totally enclosed.

## Specifications

### Location & Dimensions

Placement of a play fort or swing set must be in the rear yard so that it is screened from public view to the maximum extent possible by permanent structures (such as the house, garage, or wood fence). For this purpose, public view is defined as being visible from public property. Private view is defined as being visible from adjacent houses. Play forts and swing sets must not exceed 120 square feet in size and shall not exceed twelve feet (12') in height. In addition, play forts and swing sets shall be located a minimum of three (3) feet from the rear property line and a minimum of three feet (3') from the side property lines.

### Materials

Play forts shall be constructed of materials resistant to decay, such as pressure-treated pine, redwood, cedar or treated hardwoods. Wood should be stained with the same stain as specified for visible fences. Behr Brand "California Rustic-Semi Cedar DP-351". Rigid roofs shall match the shape, slope and materials of the house or garage roofs. Tarp roofs, awnings or covers can not be striped or multi-colored and shall be solid beige, brown, red, yellow, dark green or dark blue. There are no guidelines for the materials used in swing sets.

### Maintenance

All play forts and swing sets shall be maintained in such a fashion as to not detract from the neighborhood, such as but not limited to replacement of torn or discolored tarps or covers on play forts and painting of any rusted or discolored parts.



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## Trampolines

Trampolines with safety nets are permitted only if they are screened from public view with trees or shrubs of sufficient size to provide immediate, adequate screening. Trampolines without safety nets which are below the level of the fence or hedgerow and are not within public view do not require submittals.

## Landscaping

If a play fort can not be placed according to the guidelines listed under Location, trees shall be planted to provide the required screening. Trees used for this purpose must be a minimum caliper of two inches (2") and a minimum height of two-thirds the height of the play fort. These landscaping guidelines are not applicable to swing sets.

## Submittal Requirements

Include a completed and signed Architectural Submittal Form. Attach a site plan showing property lines building lines and utility easements along with the location of the play fort or swing set, and the distance to the adjacent property line.

## Solar Screens, Window Film, Storm Doors & Windows

Article 11.04(n) of the CCR states that "...Any solar equipment and skylights shall be incorporated into the structure and building mass as required in the Design Guidelines." and Article 11.06 of the CCR states "Approved Materials for Exteriors: "Approved Materials" (herein so-called) for exteriors of buildings, as well as the coverage ratios for the same, shall be as is set forth in the Design Guidelines."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. Provided the proposed modification(s) are in compliance with these particular guidelines, it is not necessary to submit for approval, however, in the event there is any deviation from these guidelines, approval will be needed or it will be considered a violation of the CCR and may be subject to a fine.

### Solar Screens

Solar screens may be installed on windows on the side or back of the house if the house is not on a corner Lot. Any solar screens visible from the street must be 20 X 30 mesh or a maximum 80% UV rating. An acceptable material for solar screening is a heavy gauge vinyl mesh that is available in brown, dark gray, or black. The mesh must be enclosed and framed in aluminum that is compatible with the overall color scheme of the contiguous surface of the window on which it is installed. The mounting of the solar screen should not detract from the overall appearance of the house.

### Window Film

Window film may be installed on the front, side, or back of the home. No window film is allowed unless the visible light reflected is 35% or less. The only acceptable colors for window film are gray, charcoal or crystal/light silver clear film. Absolutely no mirrored, fully reflective bronze or any other colored film is allowed on any windows.

### Storm Doors

Storm doors may be installed on the side or back of the house if it is not a corner Lot and the door is not visible from public view. For a corner Lot house, only full view storm doors may be installed on the side visible from public view. For the front of homes, only full view storm doors may be installed. Door visibility should not be screened except for the frame. The suggested material for storm doors is aluminum. The frame must match the door trim on which it is installed. The mounting of the storm doors should not detract from the overall appearance of the house. Window film placed on storm doors must follow the above stated window film guidelines.

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## Storm Windows

Storm windows must be architecturally consistent with the architecture of the house. All storm window frames must match the window trim of the house.

## Maintenance

All solar screens, window film, storm doors and storm windows must be maintained in such fashion that they do not detract from the neighborhood.

## Storage Buildings

Article 11.04(g) of the CCR states "Except for children's playhouses, dog houses, greenhouses, gazebos and buildings (as approved by the Declarant or the Architectural Review Committee) for storage of lawn and pool maintenance equipment, no building previously constructed elsewhere shall be moved onto any Lot, it being intended that only new construction be placed and erected thereon." And Article 12.06(c) states "The Architectural Review Committee is authorized and empowered to consider and review any and all aspects of construction ..."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form must be submitted prior to installation.

Submittal requirements include a completed, signed Architectural Submittal Form; a survey site plan indicating property lines, setback lines, easements, and the proposed location; an elevation picture or diagram of the proposed structure with dimensions; and samples of color and material.

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines.

## Location and Dimensions

Storage buildings shall be located in the rear yard so that they are screened from public view to the maximum extent possible by permanent structures (such as house, garage, or wood fence). For corner Lots and Lots backing up to major boulevards, storage buildings shall be placed on the interior side of the Lot. Storage buildings are not recommended for placement in utility easements and are done so at the owner's risk. Any outbuilding, including portable structures used for accessory or storage purposes, shall be limited to a maximum height of eight feet (8') and one hundred twenty square feet (120 sq. ft.) of floor space. Landscape screening may be required. Particular care must be taken in building placement when the property has a metal fence and the yard is visible from public view. The PD states that the setback lines for an accessory structure is 3 feet for the side and rear yard.

## Materials and Color

All wood storage buildings shall correspond to the style, color, and architecture of the residence. If visible from public view, wood should be stained with the same stain as specified for visible fences. Behr Brand "California Rustic-Semi Cedar DP-351". Roofing must match the color, style, and weight. Siding must match in color and style. Metal storage buildings are acceptable provided they are fully screened from public view. Metal storage building roofs must be painted to match the color of the house roof shingles. Vinyl storage buildings are permitted provided they fall within all of the size and placement restrictions. They should be a "neutral" color and fully screened from public view.

## Maintenance

All storage buildings must be maintained in such a fashion that they do not detract from the neighborhood.

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## Decks, Upper Level Decks, Patio Covers, Patio Extensions, Arbors & Gazebos

Article 11.06 of the CCR states "Approved Materials for Exteriors. "Approved Materials" (herein so-called) for exteriors of buildings, as well as the coverage ratios for the same, shall be as is set forth in the Design Guidelines", and Article 11.07 states "No dwelling shall be located on any Lot nearer to the front or rear Lot line or nearer to the side Lot line than the minimum setback lines shown on the Final Plat or required by the City. For all purposes of this Section 11.07, eaves, steps and open porches shall not be considered as a part of the building; provided, however, that this shall not be construed to permit any portion of a building on a Lot to encroach upon another Lot or to vary from any applicable City requirements."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form must be submitted prior to installation. Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification and will be considered a violation of the CCR and may result in a fine.

### Submittal Requirements

An Architectural Submittal Form must be submitted prior to the installation of any deck, upper level deck, patio cover, patio extension, arbor, gazebo or similar improvement. The application must include a survey site plan showing the location of the improvement with measurements to the side and rear setback lines. All materials and dimensions must be clearly shown. For all above ground structures, front and side elevation drawings must be provided.

### Location

For decks and other ground level improvements, no encroachment will be allowed on easements. For patio covers and other above ground structures, no encroachments are allowed on front, rear, or side building setback lines or on HOA property. The PD states that the setback line for Side Yards Adjacent to Street, Non-Habitable Projections is 8 feet, and Accessory Structure is 3 feet; the setback lines for Side Yards Adjacent to Alley, Non-Habitable Projections and Accessory Structures is 3 feet; interior Side Yards, Non-Habitable Projections is "Three (3) feet for sides not attached to another unit; If each dwelling unit in a duplex is located on a separate platted Lot, the side yard shall be zero on the side of the Lot on which the two dwelling units are attached; 3 feet for all other single family and duplex uses"; and Rear Yards, Non-Habitable Projections is 8 feet and Accessory Structure is 3 feet.

### Dimensions

The Heritage PD requires a maximum of 60% Lot coverage.

#### Patio Covers Arbors & Gazebos

The maximum height for patio covers or gazebos is generally twelve (12) feet measured from ground level.

#### Decks & Patio Extensions

The maximum height of the walking area of any deck is eighteen (18) inches measured from slab level. Multi level decks are allowed but the highest level must be at or below eighteen (18) inches. Built in benches and/or railings may exceed this height. The area of any patio extension (concrete slab) shall be no greater than twenty five percent (25%) of the rear yard area and the total yard coverage must be sixty percent (60%) or less.

#### Upper Level Decks

The height can not exceed the height of a normal second story level nor extend beyond the building lines of the original house structure.

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## Materials – Structure

### Decks, Upper Level Decks, Patio Covers, Gazebos & Arbors

All above ground structures shall be made of either weather resistant wood or of masonry. Metal or vinyl is not permissible for patio covers upper level decks, arbors or gazebos. If wood is used on the improvement, it must be material resistant to decay, such as pressure-treated pine, redwood, cedar or treated hardwoods. If visible from public view wood should be stained with the same stain as specified for visible fences. Behr Brand "California Rustic-Semi Cedar DP-351". If masonry is used, either bricks or stucco that match the house or concrete may be used. In all cases, the design and materials must compliment the house design. On upper level decks, both the stairway and deck require railings for safety.

### Patios & Patio Extensions

Concrete slabs for patio extensions must be of similar or better quality than the existing patio slab. Other acceptable materials may include, but are not limited to, pavers, stone, and stamped, colored or coated concrete. All materials used, including color selected, must compliment the house.

## Materials – Roofing

### Patio Covers & Gazebos

Must be shingles to match the house in color, style and weight or an open design using wood slats or lattice. Wood shake shingles may also be considered on freestanding gazebos. Metal or fiberglass covers are specifically prohibited; however, honeycomb style Lexan material may be considered if it is incorporated in a wood cover and a material sample is submitted prior to approval.

### Arbors

Can consist of lattice or wood slats and if visible from public view wood should be stained with the same stain as specified for visible fences. Behr Brand "California Rustic-Semi Cedar DP-351". If vines are to be grown over the top of the structure, they must be properly maintained at all times including watering, fertilizing, trimming and replacement of dead plants.

## United States and Texas Flag Display

Article 12.07 of the CCR states "The Design Guidelines may contain general provisions applicable to all of the Property."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form must be submitted prior to installation. Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification and will be considered a violation of the CCR and may result in a fine.

### Flagpoles six feet (6') in length or shorter

1. Poles may be mounted on the house or garage on a permanent or temporary basis.
2. A temporary flagpole may be placed in the ground and kept there only when the flag is displayed.
3. Only one flag may be flown from the pole.
4. If evening display of the flag is desired, the house mounted flag may be lit from the base of the flagpole (maximum of two bulbs) with a total of no more than 150 watts. The light must shine directly up at the flag, and can not cause any type of light spillage onto adjoining properties.
5. Both house mounted and in ground flagpoles must be removed from view when no flag is displayed.
6. All flags and flagpoles must be properly maintained at all times, including, but not limited to, replacement of faded, frayed or torn flags; and replacement of poles that are bent, rusted, or damaged in any way.

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7. Attaching flagpoles to fences or trees is not permitted. Flags can not be displayed from fences or shrubbery. All proper flag etiquette must be followed.

## Flagpoles taller than six feet (6') in length

1. Permanent in ground flagpoles are generally defined as those that are installed in an appropriate footing (usually concrete) and are not meant to be removed unless the flagpole is replaced. Temporary in ground flagpoles are generally defined as those poles that are installed in the ground by a sleeve system that is designed to allow the easy removal and reinsertion of the pole.
2. The tops of permanent or temporary flagpoles may not be lower than fifteen feet (15') nor taller than eighteen feet (18') when measured from ground level (including pole ornamentation). The size of the flag must be appropriate for the height of the flagpole.
3. Flagpole halyards must be of a type which does not make noise under any wind conditions. Halyards must be securely fastened.
4. Poles must be mounted on an appropriate footing and if this footing is visible, it must be screened with adequate landscaping. All flagpoles must be installed per the manufacturer's guidelines.
5. The pole may be white, silver, or bronze. Pole material must be metal. The only pole ornament that will be permitted is a ball of the same material and color as the pole.
6. The preferred location for placement of the pole is within the landscape beds; however under all circumstances, flagpoles may not be placed more than ten feet (10') from the foundation of the house (residential structure, not from the front of an attached garage). On houses that have a front yard fifteen feet (15') or less in depth, the pole may be placed in a position equidistant from the house's foundation and the sidewalk. Poles may only be installed in front yards and within the established building lines. Poles must be installed in a manner that prevents a view obstruction to neighbors.
7. If a flag is to be flown daily (from dawn till dusk) then a permanent pole may be installed. If a flag is only going to be flown on specific holidays or less frequently than every day, then the pole must be a temporary in ground pole and must be removed from the ground on those days that a flag is not being flown.
8. If the flag is to be flown after dusk, it must be properly illuminated with an in ground light (maximum of two (2) bulbs) with a total of no more than 150 watts. The light must shine directly up at the flag and can not cause any type of light spillage onto adjoining properties.
9. Only the United States and/or Texas flags may be flown on these flagpoles. (For all other type of flag displays such as seasonal or decorative flags, please see the Decorative Embellishment Guidelines).
10. The flag and flagpole must be properly maintained at all times. Should the flag become faded, frayed or torn; it must be replaced immediately. If the flagpole becomes scratched, dented, leaning, or if the paint is chipped or faded, it must be replaced or repaired immediately.

## Submittal Requirements

Include a completed Architectural Submittal Form, a site plan showing the proposed location of the pole along with pictures of the front of the house showing existing tree conditions. State the size and color of the pole.

Any installation of a flagpole or flag not in compliance with these guidelines will be considered a violation of the CCR and will be dealt with accordingly. The ARC may use their discretion in homeowner requests related to flagpole size and location. These decisions will be considered on their merits, on a case by case basis.

## Excerpts from the Federal Flag Statute

From the U.S. Code Online via GPO Access

[[wais.access.gpo.gov](http://wais.access.gpo.gov)]

[Laws in effect as of January 3, 2005]

[Document not affected by Public Laws enacted between

January 3, 2005 and March 20, 2006]

[CITE: 4USC6]

TITLE 4—FLAG AND SEAL, SEAT OF GOVERNMENT, AND THE STATES  
CHAPTER 1—THE FLAG

# Design Guidelines

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## Sec. 6. Time and occasions for display

(a) It is the universal custom to display the flag only from sunrise to sunset on buildings and on stationary flagstaves in the open. However, when a patriotic effect is desired, the flag may be displayed 24 hours a day if properly illuminated during the hours of darkness. (b) The flag should be hoisted briskly and lowered ceremoniously. (c) The flag should not be displayed on days when the weather is inclement, except when an all weather flag is displayed. (d) The flag should be displayed on all days, especially on New Year's Day, January 1; Inauguration Day, January 20; Martin Luther King Jr.'s birthday, third Monday in January; Lincoln's Birthday, February 12; Washington's Birthday, third Monday in February; Easter Sunday (variable); Mother's Day, second Sunday in May; Armed Forces Day, third Saturday in May; Memorial Day (half-staff until noon), the last Monday in May; Flag Day, June 4; Independence Day, July 4; Labor Day, first Monday in September; Constitution Day, September 17; Columbus Day, second Monday in October; Navy Day, October 27; Veterans Day, November 11; Thanksgiving Day, fourth Thursday in November; Christmas Day, December 25; and such other days as may be proclaimed by the President of the United States; the birthdays of States (date of admission); and on State holidays.

## Decorations for Holidays & Special Occasions

Article 12.07 of the CCR states "The Design Guidelines may contain general provisions applicable to all of the Property".

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. Provided these modifications are in compliance with these particular guidelines, it is not necessary to submit for approval, however, in the event that there is any deviation from these guidelines, approval is needed or it will be considered a violation of the CCR and may be subject to a fine.

### Holiday Decorations

Holiday decorations for all observed recognized holidays may be installed fourteen (14) days prior to the holiday and must be removed within five (5) days after the holiday is over. The exceptions to this are the religious and year end holidays (such as Christmas, Hanukkah, Kwanzaa, etc.) For these type holidays, decorations may be installed no earlier than November 20th, and must be completely removed no later than January 15th.

Examples of some recognized holidays are: Chinese New Year, Christmas, Easter, Independence Day, Halloween, Hanukkah, Kwanzaa, St. Patrick's Day, Thanksgiving, Valentines Day, etc. This list is not meant to be all inclusive.

### Special Occasions

Birth Announcements may be placed in yard for 2 weeks.  
Graduation Announcements may be placed in yard for 1 week.  
Birthday Decorations may be placed on the exterior for 1 day.

During the above time periods, the residence may be decorated in a fashion that celebrates the holiday. It is not necessary to get approval in advance for recognized holidays, for all other holidays, approval must be obtained. All decorations should be installed in a tasteful manner and should be properly maintained at all times.

Should a residence be decorated prior to the defined holiday season, or should the decorations remain in public view after the time period indicated, the residence would be in violation of the CCR and may be subject to a fine.

## Decorative Embellishments

Article 12.07 of the CCR states "The Design Guidelines may contain general provisions applicable to all of the Property."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form must be submitted prior to installation. Adherence to these guidelines will

# Design Guidelines

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usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification and will be considered a violation of the CCR and may result in a fine.

## Potted Plants

Potted plants may be placed on the porch, up against the house or garage, or within the landscape beds. Potted plants are not an acceptable alternative to the required plantings in the landscape beds. Pots must be maintained with live plant materials at all times – artificial plants are not permitted. If the pots are not properly maintained, they must be removed from public view.

## Decorative / Seasonal / Team or Spirit Flags

Decorative flags may be flown as desired provided that they are displayed on the home appropriately. Seasonal/holiday flags must be displayed within the appropriate time frames and must comply with guidelines for flagpoles 6' or shorter. (For information on displaying the American or Texas flag, please see the "United States and Texas Flag Display" guidelines.)

## Yard Statues, Birdbaths, and Sculptures

An Architectural Submittal Form must be submitted. These items may be permitted, with specific approval, if they are not overwhelming in relationship to the house and landscaping, and only if they compliment the house's design. In most cases, however, statues and sculptures are more appropriate when located in the rear yard, behind a fence or incorporated into landscape beds.

## Submittal Requirements

A signed Architectural Submittal Form must be submitted prior to installation. The application must include a survey site plan showing the location of the item(s). All materials and dimensions must be clearly shown. Provide a picture or drawing of the item to be installed. Additional information may be requested by the ARC.

## Maintenance

Owners are responsible for the proper maintenance of all Decorative Embellishments and lack of this maintenance will be considered a violation of the CCR. The ARC has the right to determine if any embellishment is excessive, and whether or not it must be removed from public view.

## Residential Signs

Article 11.04(f) of the CCR states "No sign of any kind shall be displayed in public view on or in front of any Lot or on any vehicle or equipment on or in front of any Lot, except for (i) one (1) professional sign of not more than two (2) square feet, (ii) one (1) sign of not more than five (5) square feet, advertising the Lot and improvements thereon for rent or sale, (iii) signs of any size used or installed by Declarant or any Builder to advertise the land or Lots and improvements thereon during the development, construction and sales period, and (iv) internal locator signs installed by or with the permission of the Declarant or the Board. Any such signs must conform to the requirements of Section 11.12 hereof (if applicable) and may not (1) describe the condition of any Residence or Lot, (2) describe, malign or refer to the reputation, character, building practices or business operations of Declarant, any Builder, any other Owner, or any Affiliate of any of the foregoing, and (3) discourage or otherwise impact or attempt to impact anyone's decision to acquire a Lot or Residence. Declarant, the Association and their respective agents shall have the right to remove all signs, billboards or other advertising structures including, without limitation, private sale (such as "garage" sale) signs, political signs (except to the extent allowed by state law), or signs that do not comply with this Section 11.04, and in so doing shall not be subjected to any liability for trespass or any other liability in connection with such removal."

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## For Sale Signs

For Sale Signs will be allowed without approval but only if these specific guidelines are followed. Only one sign advertising the Lot or home for sale is permitted. The sign must not exceed five (5) square feet in area or be less than two (2) square feet in area; it must be professionally manufactured exclusively for the purpose of advertising the sale of real property. It can not be placed on any city owned or dedicated rights of way or common areas. All signage not in compliance with these regulations will be removed and disposed of.

## Home Security Signs

Residential Security system signs will be allowed without approval under the following guidelines. The guidelines are intended to promote notice to would-be-intruders and are not intended in any way to be commercially oriented signs.

1. The residential security sign must be a professionally constructed sign of permanent materials.
2. The maximum size of the sign shall not exceed twelve (12) inches in the largest dimension.
3. The color of the sign may be the security company's colors.
4. The sign and stake shall not exceed fifteen inches (15") above ground when installed.
5. Only one (1) security sign will be allowed for a front entrance. For visible rear entrances, one (1) sign shall be allowed.
6. Security signs shall be placed not more than five (5) feet from the front foundation of the home.
7. Security signs are not permitted to be posted on the residential unit, garage doors, walls or fences, etc.
8. The maximum size of window decals shall not exceed six (6) inches in their largest dimension and decals shall not exceed two (2) in number when in public view.

## Political Signs

Political signs are allowed without approval as temporary signage only on private property for all local, state, or federal election purposes meeting the following criteria:

1. Only one sign per candidate may be displayed on each property.
2. Maximum sign area cannot exceed six (6) square feet.
3. No sign can be mounted on any exterior part of the dwelling, garage, patio, fence or walls.
4. Sign installations can not exceed a maximum of four feet (4') high for ground mounted signs.
5. Signs may be posted not more than thirty (30) days prior to the election and must be removed within five (5) days following election.
6. Political signs are prohibited on any city owned property, dedicated rights of way, and common areas.

## High School and Booster Club Signs

All High School and Booster Club signs are allowed without approval provided that they meet the following criteria:

1. Maximum sign area cannot exceed four (4) square feet in area.
2. A maximum of one sign per student is allowed.

## Contractor Signs

Temporary contractor signs are allowed during construction only for a maximum of six (6) weeks provided that they are professionally manufactured and no larger than 4 square feet in area. It will be the homeowners' responsibility to ensure that contractors do not display signage on the property longer than the maximum timeframe. In the event that a sign is displayed longer than six (6) weeks, the homeowner is responsible for fines assessed daily.



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## Garage Sale Signs

Garage sale signs are permitted on the bulletin board at the Amenity Center and on your own Lot only. If a sign is displayed off of one's own Lot (boulevards, fences, rights of way, or others' property) the homeowner will be subject to fines assessed daily. Violation of this rule includes signs on parked vehicles on any city owned or dedicated rights of way, common areas (except the bulletin board), or others' property. Garage Sale signs may only be displayed during the sale and must be removed upon completion of the sale.

## Satellite Dish and Antennas

Article 11.04(e) states "Except with the prior written permission of the Declarant or the Architectural Review Committee, no antennas, dishes or other equipment for receiving or sending audio or video messages or transmissions shall be permitted on the Lots and/or Property except antennas for private AM and FM radio reception and UHF and VHF television reception. All antennas shall be located inside the attic of the Residence and one satellite dish or other similar instrument or structure may be placed in the back yard of each Lot so long as it is completely screened from view from any street, alley, park or other public area. Enforcement of this restriction will be subject to 47 C.F.R. Part 1, Subpart S, Section 1.4000 (or any related or successor provision) promulgated under the Telecommunications Act of 1996, as amended from time to time."

The following guidelines have been developed to assist both homeowners and commercial property owners/managers in complying with the CCR for the installation of satellite dishes. An Architectural Submittal Form should be submitted to ensure we have accurate records.

## Definitions

Throughout this document "Allowed dish" refers to any direct broadcast satellite antenna or multipoint distribution service antenna, and broadband internet access satellite dishes that are twenty four inches (24") in diameter or less. "TBS Antenna" is any device designed to receive television broadcast signals. "Restricted antenna" refers to any satellite dish that is greater than twenty four inches (24") in diameter, ham radio antennas and all antennas of any kind other than an "Allowed dish" or "TBS Antenna."

## Installation Rules - Allowed Dishes and Antennas

1. Only "Allowed Dishes" and "TBS Antennas" may be installed without prior written approval from the ARC. Please submit Architectural Submittal Form, so we will have a record of the installation.
2. The required location for installing Allowed Dishes is the back portion of the home, below the roof line, where it cannot be seen from public view. All antennas shall be located inside the attic of the Residence.

Installations must comply with all applicable codes and take aesthetic considerations into account.

## Maintenance

All dishes and antennas must be secured so they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the dish or antenna, including, but not limited to, damage from wind.

Owners shall not permit their antennas to fall into disrepair or to become a safety hazard, owners shall be responsible for maintenance, repair and replacement and the correction of any safety hazard.

Dishes and antennas shall be installed and secured in a manner that complies with all applicable state and local laws, ordinances and regulations and manufacturer's instructions.

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## Roofing

Article 11.04(n) of the CCR states that "The pitch, constituent materials, and colors of all roof surfaces on all buildings shall be governed by the Design Guidelines. In addition, the placement of rooftop equipment and accessories, as well as the color and constituent materials thereof, shall also be subject to the Design Guidelines. Flashing, gutters and downspouts shall be painted as required in the Design Guidelines. Any solar equipment and skylights shall be incorporated into the structure and building mass as required in the Design Guidelines."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form must be submitted prior to installation, even if the replacement roof is a duplicate of the existing one. It is the responsibility of the homeowner to make sure that the application has been submitted, reviewed and approved by the ARC before any work is started. The homeowner should make sure that they have received an approval letter before the contractors begin any work.

Submittal requirements include completing and signing an Architectural Submittal Form and attaching a three inch (3") square piece of shingles to be used. As an alternative, a copy of the contractors quote showing the shingle type, age rating and color will be acceptable. If the proposed color is not similar to the existing roofing material, a photograph of the home will be required.

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines. If this is an emergency roof replacement due to leaks, please note this on the application so the ARC can properly process the request.

## Materials

The roof of any house or garage shall be constructed or covered with asphalt or composition type shingles, with a quality to meet or exceed the original construction. Any other type of roofing material shall not be permitted unless specifically approved. All exposed metal roof accessories including stack vents, roof flashing, attic ventilators, metal chimney caps, metal storage building roofs, skylight curbs, solar collector frames, etc. shall match roofing material color as closely as possible. All stack vents and attic ventilators shall be located on the rear slopes of roofs and under special circumstances may not be permitted on the side slopes. Installation of sky lights or tube lights is permitted as long as they are not placed on the front slope of the house. A picture of the sky light/tube light indicating colors, materials and dimensions must be submitted along with photographs or roof plan drawings showing where the items will be placed. The ARC must specifically approve skylights and tube lights.

## Maintenance

All roofing must be maintained in such a fashion that it does not detract from the neighborhood. Minor roof repairs do not require specific approval.

All roofs should meet any applicable government codes; and it is the Property Owner's responsibility to ensure their contractor does so. Additionally, any required permits are the Property Owners responsibility.

## Swimming Pools, Spas/Hot Tubs and Ponds (Water Gardens)

Article 12.07 of the CCR states "The Design Guidelines may contain general provisions applicable to all of the Property."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form must be submitted prior to installation.

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**Submittal Requirements:** Include a completed Architectural Submittal Form signed by the property owner. A survey site plan (plot plan) which includes all property lines, building lines, setback lines, utility easements, distance from pool to back of said property lines and setback lines, dimensions of pool, location and dimensions of decking, location of pool equipment and how it is screened from view. The pool and drainage plan must be drawn to scale on the site plan. The percentage of the total coverage of all hardscape elements (this includes pools, decks, house, garage, driveway, sidewalks, other additions, etc.) within the Lot where required. Pool water or backwash must drain internally and not drain on adjacent properties (including streets, alleys, sidewalks & reserves). Before construction, special permission must be requested and granted to enter FCCA reserve or common area.

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval, nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines. Also, the homeowner is subject to fines for placing or allowing contractors to place advertising signs for longer than 6 weeks, or after construction is complete whichever comes first. (see Residential Signs section)

## Location and Dimensions

### Pools

Swimming Pools may be constructed within the architectural building area only and may not encroach on any setback lines, and must allow adequate room for landscaping and fencing. Pool surface, deck, and all mechanical and electrical equipment must be fully screened from public view, including public streets, common areas and reserves, with a combination of trees, hedges, walls, or fences. Above ground swimming pools are specifically prohibited.

### Spas/Hot Tubs

May be in-ground or self-contained above ground models. Spas must meet the same location and drainage requirements as required for pools. They must also follow all of the same submission and material specifications, as those required for pools. They shall be located in the rear or side yard so that they are completely screened from public view. Any spa enclosure must follow the gazebo guidelines.

### Ponds (Water Gardens)

Ponds must follow all of the same submission, material & location specifications as those required of pools. They shall be located in the rear or side yard so that they are completely screened from public view. Ponds cannot cause run off or drainage problems onto adjacent properties.

### Waterfalls

If any type of waterfall is to be incorporated into the design of a pool, spa, or pond; the dimensions and materials used must be fully specified. The height of a waterfall shall not exceed thirty-six (36") inches when measured from the ground.

## Maintenance

All pools, spas and ponds must be maintained in such a fashion that they do not detract from the neighborhood.

## Room Additions and Renovations

Articles 11.06 and 11.07 of the CCR state "11.06 Approved Materials for Exteriors. "Approved Materials" (herein so-called) for exteriors of buildings, as well as the coverage ratios for the same, shall be as is set forth in the Design Guidelines"; and "Section 11.07. Side, Front and Rear Setback Restrictions. No dwelling shall be located on any Lot nearer to the front or rear Lot line or nearer to the side Lot line than the minimum setback lines shown on the Final Plat or required by the City. For all purposes of this Section 11.07, eaves, steps and open porches shall not be considered as a part of the building; provided, however, that this shall not be construed to permit any portion of a

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building on a Lot to encroach upon another Lot or to vary from any applicable City requirements." The Heritage PD states that the maximum Lot coverage is 60%.

The following guidelines have been developed to assist Property Owners in complying with the above requirement of the CCR. Approval must be received prior to commencing work or Property Owner may be subject to fines and will be in violation of the CCR.

Room Additions and Renovations include, but are not limited to, enclosed porches (which are not screen enclosures), glass enclosures (such as "Rooms with a View"), expansions of living area, additions of dormers, windows and/or doors, and enclosing any portion of the house not previously enclosed, all referred to as "addition".

## Design

The overall goal is that the addition appears as part of the original house design, including roof pitches, overall massing, proportions, details, doors, windows and materials. Particular care should be given to any elevations visible to public view (common areas, streets, reserves, lakes, etc.). All additions must be harmonious with the other homes within the neighborhood and should not create an "imposing" feeling in relation to the adjacent properties. Extension of a garage toward the street will not be allowed since it may create an inappropriate massing toward the street. Garages are not to be used for living spaces.

All of the criteria set forth in the CCR, the PD, and these Design Guidelines will be part of the review, including any maximum Lot coverage restrictions.

## Location and Dimensions

The Addition may not extend beyond the rear or side building setback lines as indicated in the PD.

## Materials and Color

All of the materials (including brick, paint color, roof, etc.) for the addition must match the existing home. Any changes in material on the elevation must be logical and related to the overall style of the house, not merely economy of construction.

All of the criteria in the PD, the CCR & the Design Guidelines must be adhered to, such as percentage of brick requirements, where siding can or cannot be used, etc.

For glass room enclosures, the structures can be wood, painted to match the house, or aluminum, electro-statically painted in bronze or white or to match the trim of the house. If the glass does not go all the way down to the base frame, the base material must match the material on the first floor of the house (i.e. brick, stucco, siding, etc.).

## Submittal Requirements

A signed Architectural Submittal Form must be submitted along with:

1. Detailed plan and elevation drawings which indicate how the proposed addition will relate architecturally to the existing residence.
2. Plot plan of the property indicating the location of the addition in relation to all building lines and setbacks.
3. Specifications and/or samples of all materials.
4. Photographs of existing condition.
6. Submittal Fee of \$150. Note: this fee includes the cost to inspect after the improvement has been made as required below.

All additions should meet any applicable government codes and it is the Property Owner's responsibility to ensure their contractor does so. Additionally, any required permits are the Property Owners responsibility.

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Any changes from the approved application must be resubmitted for approval; otherwise the Property Owner will be in violation of the CCR and may also be subject to fines.

## Inspection After Addition Complete

Due to the significance of this type of improvement, within 14 days after completion, the Property Owner must submit a written request for the ARC to perform an inspection in order for the ARC to ensure it has been built as approved. If the inspection is not requested it will be considered a violation of the CCR and the Property Owner may be subject to a fine.

## Painting and House Colors

Article 11.06 of the CCR states "Approved Materials for Exteriors. "Approved Materials" (herein so-called) for exteriors of buildings, as well as the coverage ratios for the same, shall be as is set forth in the Design Guidelines."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form must be submitted prior to painting any color not on the approved paint list (Exhibit A). Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification and will be considered a violation of the CCR and may result in a fine.

### Painting a house a color from the approved paint list

Prior approval is not necessary if you choose a paint color from the approved list. (Exhibit A)

### Painting a house any color not on the approved paint list

1. If a house is to be painted any color not on the approved paint list, an Architectural Submittal Form will need to be submitted for approval. Please submit a color photo of the house with a paint chip of the intended color.
2. If the house is being repainted the existing color, it is necessary to verify that the color is still on the Approved Paint List. If not, another color will need to be selected or a request should be submitted for approval. Please do not assume that an existing color is automatically approved since the Approved Paint List is updated periodically.
3. Brick may not be painted.
4. The ARC strives to provide homeowners comprehensive and useful information. The Approved Paint List was created to protect the property values and community aesthetics. If a house is painted a color not on the Approved Paint List or not specifically approved otherwise, the homeowner may be liable for fines and the property will be considered in violation of the CCR. It is possible that the house would need to be repainted.

## Base Color

Base color refers to the principle paint color of the house and may be the only paint color used. In a multiple color scheme, it is typically applied to siding, garage doors, and underside of eaves and downspouts. The garage door should be painted to match the base color unless otherwise approved. Chimneys should be one color (typically the base color.)

## Trim Color

Trim color refers to the secondary color in a multiple color scheme and is usually a darker color. It is typically applied to the fascia boards, siding trim boards, shutters and wood around windows or door trim.

## Accent Color

Accent color is generally used on doors.

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## Front Doors

Front doors can be painted the base paint color of the house; all other colors must be submitted for approval. Brown paint resembling a stained wooden door should also be submitted for approval. If you are re-staining the door its original color, you do not need to submit an Architectural Submittal Form.

## Paint Type

With the exception of entry doors, all paint should have a satin or semi-gloss finish. Entry doors may have a gloss finish. Flat paint is not permitted on the exterior of the house. With specific approval, a third color, which is not the base or trim color, may be allowed.

## Maintenance

When the existing paint is chipping, peeling, faded, and or discolored, the issue should be addressed by re-painting the affected area(s). Rotted wood should be replaced prior to painting. Mildew stains on the siding do not necessarily require repainting if the mildew is killed, cleaned and returned to its original state in a timely manner.

## Vinyl Siding

Article 11.06 of the CCR states "Approved Materials for Exteriors. "Approved Materials" (herein so-called) for exteriors of buildings, as well as the coverage ratios for the same, shall be as is set forth in the Design Guidelines."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form should be submitted prior to entering into any contract for the installation of vinyl siding.

Adherence to these guidelines will usually result in the prompt approval of your request, however, adherence does not guarantee approval nor does it eliminate the need to submit a written Request in advance of installation. Failure to submit a request in advance may result in homeowner incurring unnecessary expenses to modify or remove the vinyl siding.

In an effort to maintain the consistency of residential construction throughout Grand Heritage the application of vinyl siding is generally prohibited. In cases where existing wood siding must be replaced, properly selected and installed vinyl siding may be considered as an alternative to wood siding.

## Requirements

The following are the guidelines for the homeowner and ARC to consider in evaluating any request to install vinyl siding.

1. Applications for vinyl siding will not be approved for the sole purpose of eliminating the requirement and expense of routine (2-5) year painting. Nor will Requests for vinyl siding for the purpose of energy conservation be approved.
2. The ARC will only consider requests for vinyl siding from homeowners who submit proof of a history of recurring problems. Such recurring problems would be the inability of wood siding to properly absorb and hold paint for a reasonable period of time, or alternatively, significant areas of wood rot in the siding or trim.
3. Vinyl siding may not be installed on any home less than five (5) years old. The homeowner must submit proof of attempt to correct and repair wood siding. Demonstrated reasonable care (painting with quality exterior paint) should be noted. The committee will not consider cases of obvious neglect by the homeowner.

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4. The following guidelines describe the types of materials and installation practices that the ARC will require if vinyl siding is to be considered.

a. The siding must be of high quality produced by a reputable manufacturer. Additionally, every attempt must be made in the selection of the material to preserve a wood grained finish both in the siding and the trim.

b. The homeowner must submit details of the vinyl siding installation. This should include type of material, manufacturer, sample of siding and trim, color selection, locations on residence to be installed and photographs of the existing condition of the current wood siding that is at least 4-5 years old. The ARC may request additional information at the time of review.

c. The contractor shall install vinyl siding in accordance with the Society of Plastics Industry guidelines for rigid Vinyl Siding Application.

d. Vinyl siding joints should be described in detail. Poor siding jobs leave unsightly joints and detract from the wood grained effect desired by the ARC.

e. Vinyl siding panels must comply with the ASTM Standard Specification for rigid poly (Vinyl Chloride) siding (ASTM D3679). All siding shall be Class I as listed in this standard and shall have a minimum thickness of 0.044 inches. Minimum length of uncut siding pieces shall be 12 feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to 12 feet.

The installation of the siding must be performed by a reputable installer in accordance with the "Rigid Vinyl Siding Application Manual," published by the Society of Plastics Industry Inc.

The homeowner should submit a work background on the installer and a list of references of previously completed siding jobs. These references should list jobs the installer completed in the Dallas area. The committee may elect to view this work prior to approval.

The homeowner must notify the ARC within 14 business days after notification of completed work by the installer. The ARC reserves the right to perform an inspection to verify the installation meets the guidelines. If the ARC determines that the work is not as specified by the approved application, the homeowner will be in violation of the CCR and the ARC may pursue those remedies as permitted.

## Maintenance

The homeowner must continue to provide reasonable care to the siding as required for wood siding. If this siding becomes chipped, cracked, or deteriorated, the homeowner must provide for the siding to be repaired or replaced in a timely matter. Failure of the homeowner to meet this guideline will nullify any previous approval for vinyl siding, and the ARC may take the appropriate legal action to improve the situation.

## Driveway Extensions

Article 12.07 of the CCR states "The Design Guidelines may contain general provisions applicable to all of the Property." DRIVEWAY EXTENSIONS ARE NOT PERMITTED.

## Fences and Gates

Articles 11.09, 11.04(f), and 11.13 state "11.09 Fences and Walls. Any fence or wall to be constructed on any Lot shall be designed, located and constructed of materials prescribed in the Design Guidelines and/or in the CCR, including any exhibits attached hereto and incorporated herein by reference. Without limiting the foregoing, the location and type of any fence or wall must be approved by the Declarant or the Architectural Review Committee and must be constructed of masonry, brick, wood or other material approved by the Declarant or the Architectural Review Committee and must comply with all applicable governmental requirements and ordinances and all provisions of this Declaration. Except as approved by the Declarant or the Architectural Review Committee or as otherwise set forth herein or on any exhibits attached hereto, (i) no fence or wall shall be permitted to extend nearer to the front street than ten (10) feet from any front (i.e., street-facing) corner of the Residence, (ii) all portions of fences shall comply with applicable City requirements governing height standards for fences, and (iii) no structural supports of any fence shall be visible from any public right-of-way. "Wrought iron" fences shall be permitted if approved by the Architectural Review Committee or the Declarant.

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11.04(f) No fence (except as may otherwise be permitted herein or on any exhibits hereto), wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street right-of-way lines and a line connecting them at points ten (10) feet from the intersection of the street right-of-way lines, or, in the case of a rounded property corner, from the intersection of the street right-of-way lines as extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street right-of-way line with the edge of a private driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight line.

11.13 Landscaping/Fencing Plans. Any person or entity (other than the Declarant) including, without limitation, any Builders owning Lots and planning to landscape or fence areas in the Property (other than individual Lots), shall prepare and submit to the Declarant or the Architectural Review Committee for approval, pursuant to the procedures set forth in Article XII herein, a landscaping/fencing plan for such areas prior to undertaking any such landscaping or fencing. Without limiting the requirement to obtain approval as noted above, such plan shall be compatible with the existing landscaping or fencing improvements and treatments, if any, and shall be in compliance with the terms and provisions hereof.

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form must be submitted prior to installation. Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification and will be considered a violation of the CCR and may result in a fine.

## Wood Fences

Fences must comply with the Fence Detail attached as Exhibit B. No front yard fences are allowed. All wood fencing visible from the street or common area shall have the pickets attached to the street-side or common area-side so that no posts or rails are visible from the street or common area. Wood fences may not be altered in any form or fashion to incorporate any artistic design, cutout, wagon wheels, etc. Fences visible from public view must be stained Behr Brand California Rustic Semi Cedar DP-351.

## Metal Fences and Gates

Chain link fencing (including dog runs) is prohibited in public view.

## Maintenance

All fencing must be maintained in such a fashion that it does not detract from the neighborhood. This includes, but is not limited to, replacement of all rotted, warped, broken or missing wooden pickets; repair or replacement of leaning fence sections, replacement or repair of rusted metal fence sections and repainting of all metal fence sections where the paint is faded, peeled or rust has formed.

## Landscaping

Article 12.07 of the CCR states "The Design Guidelines may contain general provisions applicable to all of the Property."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form must be submitted prior to installation. Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification and will be considered a violation of the CCR and may result in a fine.



# Design Guidelines

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## Planting Beds

Please refer to the Plant List Exhibit C attached for suggested plants appropriate for your area.

## Lawns

Yards visible to the public shall be solid sod if not in planting beds. Seeding or sprigging entire front or side lawn is not allowed. The usual type of sod is St. Augustine. Over-seeding with Ryegrass for the purpose of having a green winter lawn is permitted. The lawn must be properly maintained all year round.

## Trellises

### Location

Trellises may be located to the rear or side of house within the fenced yard. They may also be placed along sidewalks of the house or side fencing when incorporated into the general landscape design.

### Dimensions

Maximum trellis height shall be eight feet (8') when measured from the ground.

### Materials

Trellises should be made of weather resistant wood, whether pre-made or custom made using an open wood slat design. Pre-made metal trellises are acceptable as long as they are muted colors such as brown, gray, black, hunter green, or white. Colors used must blend in with the house colors.

### Maintenance

Trellises must be properly maintained at all times so as to not distract from the neighborhood. The maintenance is to include (but not limited to) repair/replacement of worn or rotted wood or metal and painting. Plant materials used must also be properly maintained, which includes proper watering, fertilizing, trimming, and replacement of dead or dying plants.

## Irrigation Systems

Installation of an automatic irrigation system is encouraged. All irrigation equipment including above ground piping and valves must be screened from view. All sprinkler heads must be at ground level, except those that are placed in the landscape beds. Irrigation systems must be designed and installed by a company with a Licensed Texas Irrigator on staff.

## Landscape Installation and Maintenance

Installation of landscaping is to be executed in a high quality manner, consistent with the image of Grand Heritage. The ARC may reject any improvement where the material or workmanship fails to meet the acceptable industry standards.

Property maintenance and care of the landscape is vital to the overall appearance of Grand Heritage. All landscaped areas are required to be maintained on a regular basis. For lawns, this maintenance includes mowing, edging along sidewalks, walkways & street curbs; along with treating for weeds (including weeds in the expansion joints), turf diseases and turf damaging pests, mulching of beds, fertilization, pruning of plants, and proper watering. All plant material that is damaged or destroyed through drought, disease, neglect, etc. shall be replaced immediately. All lawn bags and bundled tree limbs shall not be put out earlier than 12 hours before the designated pick up day. Please check with the City of Lavon for their schedule and policies.

# Design Guidelines

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## Street and Yard Tree Guidelines

Article 12.07 of the CCR states "The Design Guidelines may contain general provisions applicable to all of the Property."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. Provided these modifications are in compliance with these particular guidelines, it is not necessary to submit for approval, however, in the event there is any deviation from these guidelines, approval is needed or it will be considered a violation of the CCR and may be subject to fines.

### Yard Trees

Yard trees are to be planted between the sidewalk and the front of the house. Approved shade trees may be planted in the yard; approved ornamental trees may be planted in the yards or incorporated into the landscape beds. A minimum of two yard trees per Lot is required. The species and size of yard trees are to be taken from the list of trees on the approved plant list. (Exhibit C) If any other tree type is desired, specific approval must be granted.

### Removal of Yard Trees

Shade trees planted in the yard that have become a nuisance (i.e. cause excessive shading, cause foundation damage, are in poor health, are dead, are hazardous, are negatively impacting adjacent trees, are negatively impacting community appearance, etc.) or are apparent to become a nuisance in the future may be considered for removal. The ARC must grant written approval for removal of shade trees. The above requirement of two yard trees is applicable; therefore, after removal of shade trees, two ornamental trees must be either in the yard or incorporated into the landscape beds as stated above.

The ARC strongly recommends that homeowners utilize a qualified arborist with adequate insurance to remove large trees. Stumps must be ground to at least six (6) inches below grade. Portions of the removed tree not disposed of within 48 hours must be out of public view. The landscape site should be re-sodded and restored to meet requirements within one week. Please check with the City of Lavon for their policies regarding brush removal.

### Tree Maintenance

The homeowner is responsible for maintaining the health of their yard trees. This includes proper pruning; removing suckers (sprouts that grow along the trunk), removing deadwood, watering, staking fallen or crooked trees, and performing any other procedure to ensure the tree remains healthy and viable including removing the metal tree stakes after approximately one year to ensure that the tree roots will not be damaged when the stakes are removed.

The homeowner is responsible for replacing dead or missing trees. If trees are not growing properly and there is no upper (crown) growth, topping the trees off (cutting the crown back to the main trunk) is not an appropriate action. If the top portion of the tree is dead, the tree must be replaced.

### Approved Tree List

The plants are recommended and have been selected due to their hardiness in our area. Most of these plants also have low water requirements once established. Trees not specified on this approved plant list may be considered on an individual basis. (See Exhibit D)

### Residential Streets

Where the tree overhangs a residential street, there must be a clear space under the tree that is at least 12 feet above the street and at least 8 feet above the sidewalk surface. If a tree overhangs a sidewalk only, there must be a clear space under the tree that is 8 feet above the sidewalk surface.

# Design Guidelines

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## Outdoor Lighting

Article 12.07 of the CCR states "The Design Guidelines may contain general provisions applicable to all of the Property."

The following guidelines have been developed to assist homeowners in complying with the above requirement of the CCR. An Architectural Submittal Form must be submitted prior to installation. Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification and will be considered a violation of the CCR and may result in a fine.

### Acceptable Types of Outdoor Lighting

All outdoor lighting (with the exception of low voltage landscape lights), shall be one of the following acceptable types:

1. High Pressure sodium fixtures not to exceed 75 watts
2. Incandescent floodlights not to exceed 150 watts
3. Gas Lights (if gas is available)
4. Low voltage landscape lighting
5. Fluorescent lights with wattage not to exceed 150 watts

### Location

Outdoor lighting should be installed in such a way as to minimize the amount of spill light that shines on adjacent properties, homes or streets. Lighting fixtures should be adjusted such that they illuminate only your own property or house.

In keeping with the theme of the previous paragraph, lighting installed to delineate the perimeter of one's Lot is explicitly prohibited.

In addition, lights installed above the first story of a home should be of a low enough intensity so as to not spill into neighboring yards. All outdoor lights must be installed on either the body of the house or garage. The only exceptions are low voltage landscape lighting (see below).

### Low Voltage Landscape Lighting

Low voltage landscape lights may be located at ground level on the lawn or in flowerbeds. Landscape lights that are visible from the street must be white except during the End of Year Holiday season.

## Residential Use Guidelines

Article 9.01 states "(a) Each Lot, including the improvements located thereon, shall be used and occupied only for a "Single-Family Use"..."

The following guidelines have been established for use by the HOA to determine which activities shall be considered in violation. If one or more of the conditions listed below materially exists, it shall be considered a violation. This list is for reference only and is not an all inclusive list of activities that may be considered a violation of this Article 9.01 of the CCR.

1. Signs are placed on or around the Residential Unit indicating a business (whether or not for profit) is being conducted from the Property.

# Design Guidelines

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2. Promotional material is being used or distributed which indicates a business (whether or not for profit) is being conducted from the Residential Unit. The use of a residential phone number would not constitute a violation of this guideline, but the use of the property address would.
3. The Residential Unit is being used in such a manner to cause an excessive flow of traffic to the Lot or an increased amount of parking on or around the Lot.
4. Chemicals or materials are being used, produced or stored at the Residential which are not generally for residential use.
5. Quantities of chemicals or materials are being used, produced or stored at the Residential Unit in excess of normal residential requirements.
6. Excessive amounts of waste materials are being stored or generated from the Residential Unit.
7. An activity or condition exists at the Residential Unit that is offensive or noxious to the community by reason of odor, fumes, dust, smoke, noise, or pollution.
8. An activity or condition exists at the Residential Unit that is hazardous by reason of excessive danger of fire or explosion.
9. An activity or condition exists at the Residential Unit which created and increased liability to other property owners or the HOA.
10. Employees, contractors or other agents associated with the Owner or Occupant of the Residential Unit travel to the Residential Unit and conduct business or carry out the business activities at the Residential Unit.
11. The Residential Unit is being used for an activity that is illegal or immoral.
12. An activity or condition exists at the Residential Unit which attracts an undesirable element to the community.

**List of Exhibits:**

- Exhibit A – Approved Paint List
- Exhibit B – Fence Detail
- Exhibit C – Suggested Plant List
- Exhibit D – Suggested Tree List

# Design Guidelines

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IN WITNESS WHEREOF, this instrument to be executed and effective as of the 12<sup>th</sup> day of June, 2008.

**DECLARANT:**

**WORLD LAND DEVELOPERS, LP,**  
a Texas limited partnership

By: World Land Developers GP, LLC,  
its general partner

By: Alan Bain  
Alan Bain, Vice President

Date: June 12, 2008

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Alan Bain, Vice President of World Land Developers GP, LLC, a Texas limited liability company, General Partner of World Land Developers, LP, a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as a duly authorized officer of said General Partner, and as the act and deed of said General Partner, acting in its capacity as General Partner of World Land Developers, LP, a Texas limited partnership, for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12<sup>th</sup> day of June, 2008.

Rita Tramel  
Notary Public, State of Texas



# Design Guidelines

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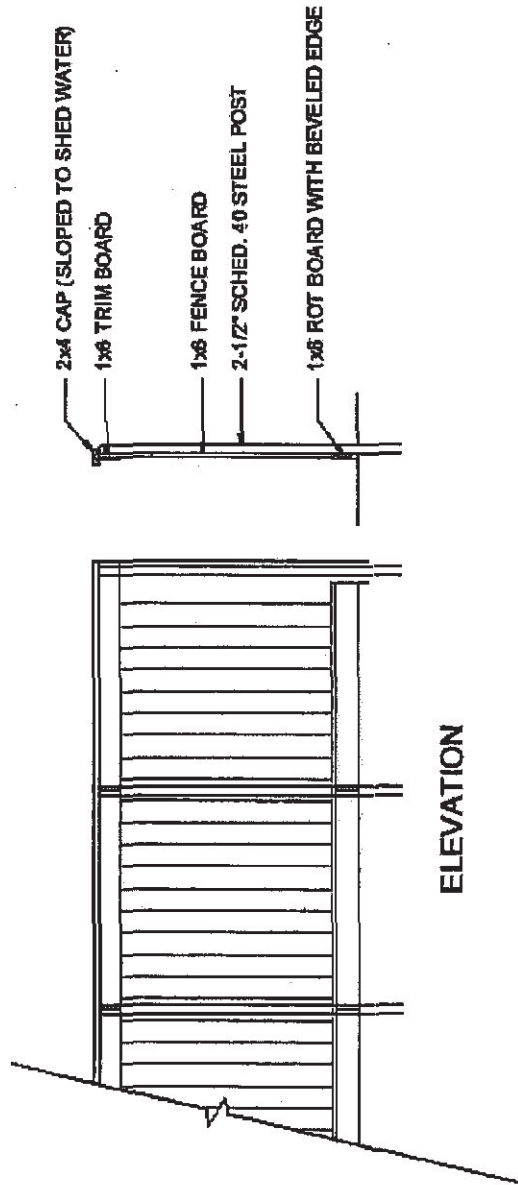
## Exhibit A - Approved Exterior Paint List

<b>Manufacturer</b>	<b>Paint Color</b>
ICI Paints	Brushwood
ICI Paints	Raw Twine
ICI Paints	Neutral Wheat
ICI Paints	Stonington Beige
ICI Paints	Camelcoat
Kwal	Sea Shell
Kwal	Malibu
Kwal	Oxnard
Kwal	Briarwood
Kwal	Moat Gray
Kwal	White Rum
Kwal	Land Rover
Kwal	Sahara
Kwal	Colonial White
Kwal	Whisper White

# Design Guidelines

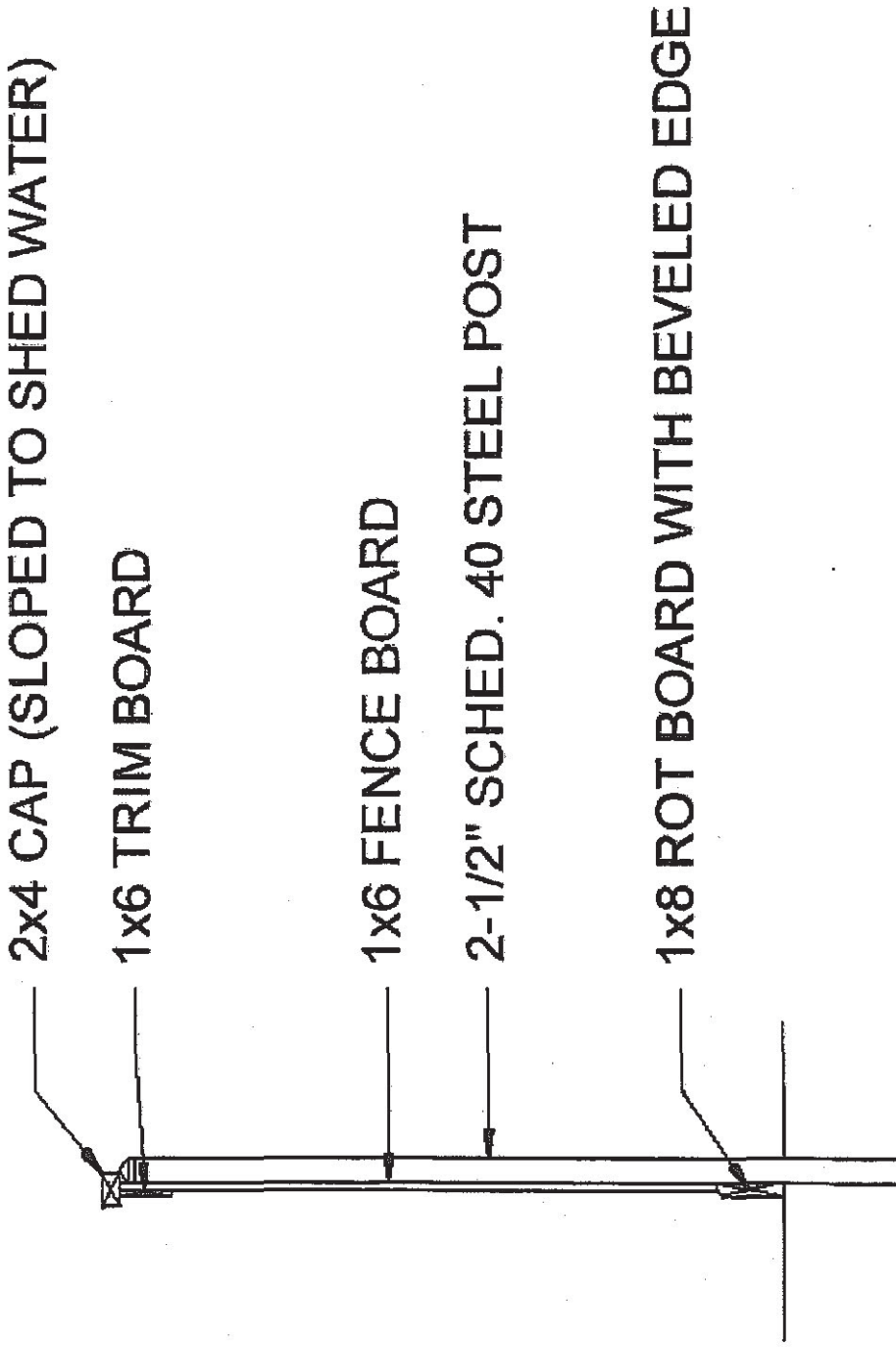
## Exhibit B - Fence Detail

Fences must be stained BEHR BRAND "California Rustic-Semi Cedar DP-351". Any other fence stain color will be considered a violation of Community Policies and will incur a fine.



# Design Guidelines

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# Design Guidelines

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## Exhibit C - Suggested Plants

### Shrubs

Chinese Fringe Flower  
Carissa Holly  
Dwarf Indian Hawthorn  
Fountain Grass  
Hameln Fountain Grass  
Japanese Silver Grass  
Mexican Fountain Grass  
Autumn Cheer Azalea  
Anthony Waterer Spirea  
Cleyera  
Dwarf Burford Holly  
Dwarf Yaupon Holly  
Indian Hawthorn  
Nellie R. Stevens Holly  
Sherwood Abelia  
Variegated Privet

### Groundcovers

Little Bunny Fountain Grass  
Weeping Love Grass  
Asian Jasmine  
Liriope

# Design Guidelines

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## Exhibit D - Approved Trees

### Large Trees

Bald Cypress  
Drake Elm  
Red Oak  
Trident Maple  
Alee Elm  
Cedar Elm  
Chinese Pistachio  
Live Oak

### Small Trees

Crape Myrtle "Natchez"  
Crape Myrtle "Tuskegee"  
Eastern Red Cedar  
Savannah Holly  
Wax Myrtle  
Yaupon Holly

Filed and Recorded  
Official Public Records  
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Collin County, TEXAS  
06/19/2008 10:40:14 AM  
\$148.00 DLAIRD  
20080619000746390



A handwritten signature in cursive script that reads "Stacey Kemp".



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**AMENDMENT  
TO THE  
LAVON GRAND HERITAGE HOMEOWNERS ASSOCIATION, INC.  
DESIGN GUIDELINES**

This Amendment is made as of the date hereinafter stated by the Architectural Control Committee (the "ACC") for the Lavon Grand Heritage Homeowners Association, Inc., a non-profit corporation organized to administer the provisions of the Declaration hereafter describe on behalf of Lavon Grand Heritage Homeowners Association, Inc. (the "HOA")..

**WITNESSETH:**

WHEREAS, World Land Developers, L.P., a Texas limited partnership (the "Declarant") executed that certain Lavon Grand Heritage Homeowners Association, Inc. Design Guidelines (the "Guidelines"), recorded June 19, 2008, which is filed under Clerk's File No. 20080619000745390 and recorded in the Official Public Records of Collin County, Texas (the "Official Records"), which imposed covenants, conditions and restrictions on certain property described therein; and

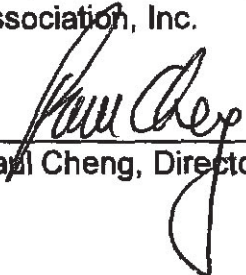
WHEREAS, Section 12.07 of that certain Grand Heritage Declaration of Covenants, Conditions and Restrictions dated May 15, 2006, which is filed under Clerk's File No. 20060516000658940 and recorded in the Official Public Records of Collin County, Texas, as amended by that certain Amendment dated July 18, 2008 which is filed under Clerk's File No. 20080725000906240 and recorded in the Official Records (the "Declaration") gives the ACC the right to supplement, withdraw and amend the Guidelines.

WHEREAS, the ACC desires to amend the Guidelines to restrict the material used for all privacy fences constructed from the time this Amendment is recorded forward to cedar wood.

NOW, THEREFORE, the ACC hereby amends page 19 of the Guidelines under heading "Wood Fences" to read: "Fences must comply with the Fence Detail attached as Exhibit C. No front yard fences are allowed. All wood fencing must be constructed of Cedar wood. All wood fencing visible from the street or common area shall have the pickets attached to the street-side or common area-side so that no posts or rails are visible from the street or common area and fences visible from public view must be stained Behr Brand California Rustic Semi Cedar DP-351. Wood fences may not be altered in any form or fashion to incorporate any artistic design, cutout, wagon wheels, etc. "

IN WITNESS WHEREOF this Amendment is executed the 21<sup>st</sup> day of August, 2008.

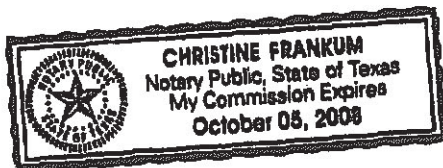
Architectural Control Committee  
Lavon Grand Heritage Homeowners  
Association, Inc.


  
\_\_\_\_\_  
Paul Cheng, Director

THE STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN         §

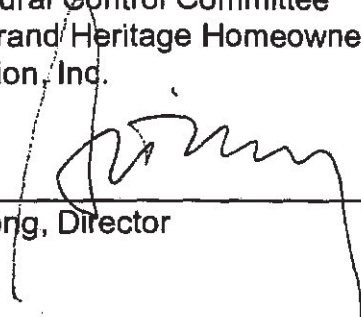
This instrument was acknowledged before me on 21<sup>st</sup> Aug, 2008 by Paul Cheng, Director of Lavon Grand Heritage Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)



  
\_\_\_\_\_  
Notary Public in and for  
the State of Texas  
Christine Frankum  
\_\_\_\_\_  
Name printed or typed

Architectural Control Committee  
Lavon Grand Heritage Homeowners  
Association, Inc.



Alice Wong, Director

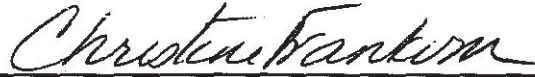
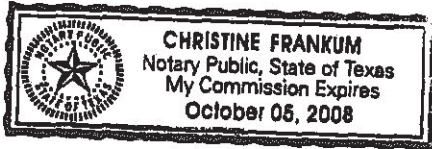
THE STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on Aug 21, 2008 by Alice Wong, Director of Lavon Grand Heritage Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)



Notary Public in and for  
the State of Texas



Name printed or typed

Architectural Control Committee  
Lavon Grand Heritage Homeowners  
Association, Inc.



Cynthia Dias-Potkalesky, Director

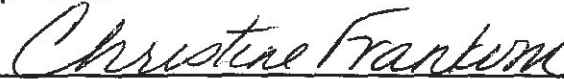
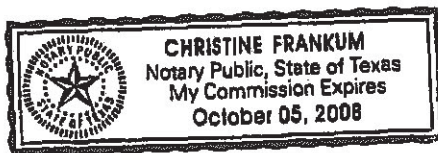
THE STATE OF TEXAS

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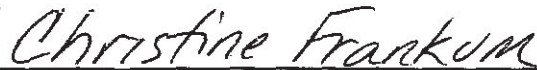
COUNTY OF COLLIN

This instrument was acknowledged before me on Aug. 21, 2008 by Cynthia Dias-Potkalesky, Director of Lavon Grand Heritage Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)



Notary Public in and for  
the State of Texas



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Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
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*Stacey Kemp*



**SECOND AMENDMENT  
TO THE  
LAVON GRAND HERITAGE HOMEOWNERS ASSOCIATION, INC.  
DESIGN GUIDELINES**

This Amendment is made as of the date hereinafter stated by the Architectural Control Committee (the "ACC") for the Lavon Grand Heritage Homeowners Association, Inc., a non-profit corporation organized to administer the provisions of the Declaration hereafter describe on behalf of Lavon Grand Heritage Homeowners Association, Inc. (the "HOA").

WITNESSETH:

WHEREAS, World Land Developers, L.P., a Texas limited partnership (the "Declarant") executed that certain Lavon Grand Heritage Homeowners Association, Inc. Design Guidelines (the "Guidelines"), recorded June 19, 2008, which is filed under Clerk's File No. 20080619000745390 and recorded in the Official Public Records of Collin County, Texas (the "Official Records"), which imposed covenants, conditions and restrictions on certain property described therein; and

WHEREAS, World Land Developers, L.P., a Texas limited partnership (the "Declarant") executed that certain Amendment to the Lavon Grand Heritage Homeowner's Association, Inc. Design Guidelines (the "Amendment"), recorded August 27, 2008, which is filed under Clerk's File No. 20080827001041430 and recorded in the Official Public Records of Collin County, Texas (the "Official Records"), which modified provisions for fencing material; and

WHEREAS, the City of Lavon Ordinance 2007-05-01 removed the City requirement that the trees be planted or retained in the front yard and placed a requirement that the builder make two trees available to the Lot.

WHEREAS, Section 12.07 of that certain Grand Heritage Declaration of Covenants, Conditions and Restrictions dated May 15, 2006, which is filed under Clerk's File No. 20060516000658940 and recorded in the Official Public Records of Collin County, Texas, as amended (the "Declaration") gives the ACC the right to supplement, withdraw and amend the Guidelines.

WHEREAS, the ACC desires to amend the Guidelines to modify the restriction for Yard Trees from Page 21 of the Guidelines to only require one Yard Tree.

NOW, THEREFORE, the ACC hereby amends page 21 of the Guidelines under heading "Yard Trees" to read: "Yard Trees are to be planted between the sidewalk and the front of the house. Approved shade trees may be planted in the yard; approved ornamental trees may be planted in the yards or incorporated into the landscape beds. A minimum of one Yard Tree is required in the front yard of a Lot. The species and size of yard trees are to be taken from the list of trees on the approved plant list. (Exhibit C). If any other type of tree is desired, specific approval must be granted. "

IN WITNESS WHEREOF this Amendment is executed the 12<sup>th</sup> day of February, 2009.

Architectural Control Committee  
Lavon Grand Heritage Homeowners  
Association, Inc.

  
\_\_\_\_\_  
Paul Cheng, Director



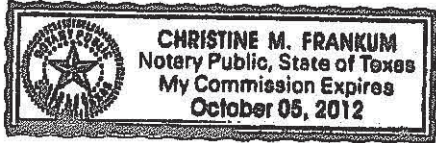
THE STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on Feb. 12, 2009 by Paul Cheng, Director of Lavon Grand Heritage Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)



Christine Frankum

Notary Public in and for  
the State of Texas

Christine Frankum

Name printed or typed

Architectural Control Committee  
Lavon Grand Heritage Homeowners  
Association, Inc.

[Signature]

Alice Wong, Director

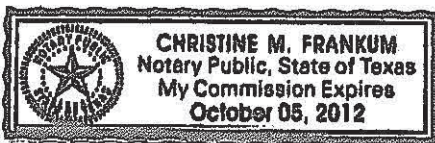
THE STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on Feb. 12, 2009 by Alice Wong, Director of Lavon Grand Heritage Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)



Christine Frankum

Notary Public in and for  
the State of Texas

Christine Frankum

Name printed or typed

Architectural Control Committee  
Lavon Grand Heritage Homeowners  
Association, Inc.

Cynthia Dias-Potkalesky  
Cynthia Dias-Potkalesky, Director

THE STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on Feb. 12, 2009 by Cynthia Dias-Potkalesky, Director of Lavon Grand Heritage Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)



Christine Frankum  
Notary Public in and for  
the State of Texas

Christine Frankum  
Name printed or typed

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
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Stacey Kemp

**LAVON GRAND HERITAGE HOMEOWNERS ASSOCIATION, INC.**

**RESOLUTION OF DIRECTORS REGARDING:**

**THIRD AMENDMENT TO THE**

**LAVON GRAND HERITAGE HOMEOWNERS ASSOCIATION, INC. DESIGN GUIDELINES**

**WHEREAS**, World Land Developers L.P., a Texas limited partnership (the "Declarant"), joined by the Landowners referenced therein, executed that certain Declaration of Covenants, Conditions, and Restrictions for Grand Heritage (as amended from time to time, the "Declaration") on May 15, 2006, which was recorded on May 16, 2006 as Document No. 20060516000658940 in the Official Public Records of Collin County, Texas (the "Official Records"), and pursuant to which certain covenants, conditions, and restrictions were imposed upon the Property (as defined in the Declaration) under a general plan of development for the benefit of the owners of each portion of the Property; and

**WHEREAS**, Lavon Grand Heritage Homeowners Association, Inc., was chartered as a non-profit corporation under the laws of the State of Texas on August 19, 2005 (the "Association"); and

**WHEREAS**, the Declarant executed that certain Lavon Grand Heritage Homeowners Association, Inc. Design Guidelines (the "Original Guidelines"), recorded on June 19, 2008, which is filed under Clerk's File No. 20080619000745390 and recorded in the Official Records, which was amended by (i) that certain Amendment to the Lavon Grand Heritage Homeowners Association, Inc. Design Guidelines, recorded on August 27, 2008, which is filed under Clerk's File No. 20080827001041430 and recorded in the Official Records (the "First Amendment"), and (ii) that certain Second Amendment to the Lavon Grand Heritage Homeowners Association, Inc. Design Guidelines, recorded on February 26, 2009, which is filed under Clerk's File No. 20090226000216120 and recorded in the Official Records (the "Second Amendment," and collectively with the Original Guidelines and the First Amendment, the "Guidelines"); and

**WHEREAS**, Section 12.07 of the Declaration states, among other things, that (i) the Architectural Review Committee (as defined in the Declaration) may, from time to time during the Term (as defined in the Declaration), supplement, withdraw or amendment the Guidelines, in whole or in part, and (ii) after the Declarant no longer owns any portion of the Property, the Association has authority to amend the Guidelines; and

**WHEREAS**, the Guidelines state in several provisions that "Behr Brand California Rustic Semi Cedar DP-351" is required to be used on certain exterior wood surfaces, structures or elements; and

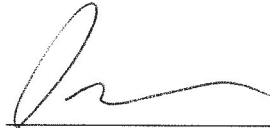
**WHEREAS**, the Architectural Review Committee has made a recommendation to the Board of Directors of the Association (the "Board") that the Guidelines be amended to change "Behr Brand California Rustic Semi Cedar DP-351" to "Ready Seal Exterior Wood Stain Pecan"; and

**WHEREAS**, the Board has considered the recommendation of the Architectural Review Committee and has deemed it in the best interests of the Association and its members to adopt such recommendation and amend the Guidelines accordingly.

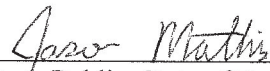
**NOW, THEREFORE**, the Board has passed the following resolutions and placed a copy of same in the records of the Association and has filed, or will file, a copy in the Official Records:

**BE IT RESOLVED THAT** the words “Behr Brand California Rustic Semi Cedar DP-351” as it appears in any provision of the Guidelines, including its exhibits, attachments and amendments, be, and they hereby are, amended to read “Ready Seal Exterior Wood Stain Pecan”.

**IN WITNESS WHEREOF**, the undersigned officer of Lavon Grand Heritage Homeowners Association, Inc., has executed this instrument as the act of the HOA on August 19, 2022.

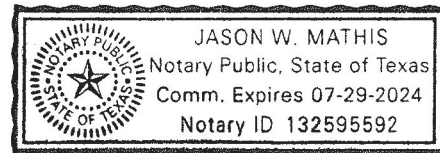
  
\_\_\_\_\_  
Joe Serpette, President

This instrument was acknowledged before me on August 19, 2022, by Joe Serpette, President of Lavon Grand Heritage Homeowners Association, Inc., a Texas non-profit corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas

After filing, return to:

Lavon Grand Heritage Homeowners Association, Inc.  
200 Grand Heritage Boulevard  
Lavon, Texas 75166



**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2022000141250

eRecording - Real Property  
HOMEOWNERS ASSOC DOCS

Recorded On: September 19, 2022 03:29 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2022000141250  
Receipt Number: 20220919000647  
Recorded Date/Time: September 19, 2022 03:29 PM  
User: Dwayne K  
Station: Station 11

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX