

COMMUNITY PROPERTY STANDARDS

for SPRING CREEK COURT PROPERTY OWNERS

Adopted by the Board of Directors November 5, 2018

Introduction

The purpose of these COMMUNITY PROPERTY STANDARDS ("Standards") is to encourage property owner actions to support and contribute to the appreciation of real property values in the Spring Creek Court subdivision, and to discourage property owner actions that erode property values.

Property value appreciation can be achieved only through property owner actions that support these Standards routinely and without exception.

These Standards apply to property maintenance conditions, sensible vehicular governance, and property aesthetics that support appreciation of real estate values in the Spring Creek Court Subdivision.

The objective of these Standards is the elimination of undesirable visual clutter that negatively impact the value of all properties in Spring Creek Court *from a real estate agent's perspective*.

These Standards are not an extension of the Declaration of Covenants, Conditions and Restrictions.

B. Architectural Control Committee (hereinafter "ACC")

The ACC is composed of elected board members of the Spring Creek Court Homeowners Association, Inc. (SCCHOA). The ACC has jurisdiction over demolition, construction, modifications and additions made as Improvements on a Lot. The SCCHOA Board of Directors shall have the final authority over all actions taken by the ACC.

C. Application/Approval Process

1. Prior to commencement of any exterior demolition, construction, modification, or addition to an existing property (hereinafter, "Alterations"), a written application (hereinafter, "Application") must be submitted to the Association's Architectural Control Committee for review and approval.

A completed Application includes the ACC application, supporting documents and drawings, a survey plat, a non-refundable twenty-five dollar (\$25.00) administrative processing fee, an executed (signed) Construction Damages Agreement and a \$1,000.00 construction damages deposit. Failure to submit all required submittals including the required processing and deposit fees will void the application process without notice.

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ACC Application forms can be downloaded from the Association Web site at **SpringCreekCourtHOA.org** or **alternatively at SCC-HOA.org** or a web address that may be subsequently advertised by the Board.

Examples of Alterations include, but are not limited to, exterior paint, modification to or construction or installation of sidewalks, driveways, decks, patios, swimming pools, exterior window treatment, yard embellishments (clay pots, figurines, etc.), fences, exterior lights, landscaping involving masonry or stone, demolition of any existing structure, new construction, exterior addition or any change or alteration thereof (including, without limitation, painting or staining of any exterior surface) that is in public view or can be seen from any adjoining Lot.

2. All applicants must submit with their Application building plans, specifications, a plot plan showing the location of the Alteration and a copy of the site survey. The application process and all application requirements and submittals are published at **SpringCreekCourHOA.org**. The ACC or the Board will not respond to verbal requests. Applications should be submitted directly to the Association's managing agent as indicated at the above HOA website. Applicants may request verification of receipt of their Application.

3. The ACC will respond by email to all Applications with its determination to approve or disapprove. Upon approval or disapproval, one copy of the Application will be marked and returned. If an Application is not approved, the ACC will state why approval was denied. If an applicant wishes to discuss or appeal a decision made by the ACC, the Chairman of the committee should be contacted for an appointment. No Architectural Control Committee member or Board member can approve his/her own alterations, modifications or improvements.

4. The Deed Restrictions provide that if the ACC fails to approve or disapprove an Application within thirty (30) days of its submission, the Application will be considered a deemed approved. For the purpose of determining when this time period starts, the application review period begins on the date the ACC receives a *complete* Application with all required documents and fees consistent with the intent of Section C. 1. above. If additional information is required by the ACC, the 30-day application review period will commence upon receipt of the additional information. Submission of an incomplete Application or submission of an Application without documentation outlined in Section C1 and C2 shall be considered disapproved without any action by the ACC and without notice to the applicant. Submission of an incomplete Application or submission of an Application without documentation outlined in Section C1 and C2 shall not start the thirty (30) day time period for the ACC to respond. It is the applicant's sole responsibility to submit a complete Application, The time period for implementation of the proposed Alterations should allow for the time required to complete the approval process. The ACC will make every effort to respond in less than the allowed time. In the event the ACC fails to indicate its approval or disapproval within the 30 days after receipt of the required documents, the Application is deemed approved. However, failure to respond on the part of the ACC does not imply permission to encroach on an easement or building line or grant a variance to construct any item that is expressly prohibited by the Declaration of Covenants, Conditions and Restrictions for Spring Creek Court.

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D. Compliance/Noncompliance

A homeowner is in non-compliance if: (1) the Alteration contradicts a provision of either the Deed Restrictions or these Standards; or (2) an Alteration is commenced without first filing an Application and obtaining approval from the ACC; or (3) the homeowner did not obtain the required permits from a government agency having jurisdiction over the project prior to the commencement of construction.

Unapproved or prohibited Alterations must be removed or modified at the homeowner's expense. The SCCHOA strongly suggests that all homeowners study the Deed Restrictions and these Architectural Control Standards. If there are any questions, the homeowner should contact the Board for clarification.

Failure of the SCCHOA or any owner to enforce a covenant or restriction herein contained shall in no event be deemed as waiving the right to do so thereafter. All Alterations are, during implementation and after completion, subject to inspection by the ACC.

It is the sole responsibility of the homeowner to declare in writing to the SCCHOA Managing Agent that a constructed improvement has been completed, and to make a formal request for a refund of any construction damages deposit.

E. Complaints Regarding a Violation

Homeowners are encouraged to help maintain the beauty of Spring Creek Court. To this end, all residents have an obligation to conform to the Deed Restrictions and these Standards, and to ensure non-complying Alterations are corrected. Should any homeowner have a complaint regarding a violation, that homeowner should notify the Association's Managing Agent in writing by letter or eMail. Responses to complaints will be in writing by either letter or eMail.

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ARCHITECTURAL STANDARDS

Standard 1.0 General

1.0 Replacement or additional wind turbine attic vents must be mounted in the rear portion of the roof so that they are not visible from the street in front of the Single Family Detached Residence. The additional vents must be a color that will blend with the existing vent stacks.

1.1 Hardiplank or an equivalent product must be used to replace original Hardiplank siding. Wood (or an equivalent) siding cannot be used and is STRICTLY PROHIBITED. Notwithstanding anything contained within these Standards, the exterior facade and exterior walls of all residences shall not be altered from the original building material.

1.2 Considerations for approval of an Application may also include such factors as structural integrity, architectural suitability, and aesthetic harmony with the subdivision as a whole.

1.3 Nothing herein shall be interpreted as prohibiting or restricting the installation of roof shingles that are designed primarily to: (A) be wind and hail resistant; (B) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (C) provide solar generation capabilities; and when installed: (a) resemble the shingles used or otherwise authorized for use on property in the subdivision; (b) are more durable than and are of equal or superior quality to the shingles described by above; and (c) match the aesthetics of the property surrounding the owner's property.

Standard 2.0 Outbuildings

2.1 An "outbuilding" is defined as any structure not designed for living that is not attached to the Single Family Detached Residential Structure. This definition addresses storage sheds, gazebos, swimming pool cabanas and playhouse/forts.

2.2 Storage sheds, pool cabanas and playhouse/forts manufactured from untreated wood materials are STRICTLY PROHIBITED as they attract termites which can spread to adjoining Lots.

2.3 The materials and colors should match, blend, or be consistent with or complementary to the general appearance of the Single Family Detached Residential Structure.

2.4 Storage sheds should have a peaked roof, no higher than six (6) feet from the ground to the highest point, and a maximum of eight by eight (8x8) feet of floor space. The structure must be kept a minimum of five (5) feet off any property line. Care should be taken to minimize visibility from the street. Locations must also be far enough away from property-line fences to

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allow for drainage to occur entirely on the owner's Lot and to avoid creating a drainage problem on adjoining lots.

2.5 Any outbuilding placed on a concrete slab on top of a utility easement will require a letter from the utility consenting to the encroachment, as it will not be considered portable. If a storage shed, pool cabana or playhouse/fort outbuilding is erected on a utility easement, but is not on a slab and can be moved, the ACC will consider it as portable.

2.6 Storage sheds, gazebos, pool cabanas and playhouse/forts attract rodents as well as nesting wasps and hornets. Frequent inspection of storage sheds, pool cabanas and playhouse/forts is required in order to identify and eliminate rodent, animal and/or insect nests and repair any visible damage to these structures or fencing.

2.7 Storage sheds, gazebos, pool cabanas and playhouse/forts must be maintained in good condition. Such outbuilding structures that are in any way positioned in public view from the street or any adjoining Lot and fall into disrepair must be re-painted, repaired, or removed promptly upon written notice from the Association or the Association's Managing Agent. .

2.8 Any outbuilding structure that contradicts these Standards governing size, placement and appearance must be modified to comply with these regulations or must be promptly removed from public view upon written notification from the Association or the Association's Managing Agent.

Standard 3.0 Basketball Goals

3.1 Except for homeowners taking proactive damage-prevention action during storm weather preparation, freestanding basketball goals must be maintained in an upright position at all times, or be removed from public view from the street or any adjoining Lot. Routinely storing freestanding basketball goals horizontally on the lawn or driveway, or leaning against a side of the Single Family Detached Residential Structure on any Lot is STRICTLY PROHIBITED. In the event of damaging storm forecasts, the homeowner is advised to place the basketball goal horizontally on the ground at the side of the Single Family Detached Residential Structure or inside the garage to avoid potential damage to neighboring properties and vehicles.

3.2 Permanent installation of basketball goals (in concrete, for example) is STRICTLY PROHIBITED. Basketball goals found to be permanently installed must be removed by the homeowner at the homeowner's expense.

3.3 Freestanding basketball goals must be placed at the side of the driveway, as far to the rear of the property as possible. Basketball goals must be located so that errant or stray basketballs do not promote play in adjacent neighbors' yards or in the street.

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3.4 The basketball goal backboard, net and post must be maintained in good condition at all times. Basketball goals that are not maintained and fall into disrepair must be removed from public view upon receipt of written notice from the Association or the Association's Managing Agent.

3.5 Only one basketball goal is permitted on a Lot.

3.6 Placement of freestanding basketball goals on any Lot immediately adjacent to street curbing or in the street to facilitate playing basketball in the street is STRICTLY PROHIBITED at all times.

3.7 Affixing a basketball goal directly to a Single Family Detached Residential Structure is STRICTLY PROHIBITED.

3.8 Basketball goals found in violation of these Standards must be promptly removed from public view upon written notice from the Association or the Association's Managing Agent.

Standard 4.0 Patio Covers

4.1 Patio covers should be constructed of materials that complement the Single Family Detached Residence and must be integrated into the existing roof line flush with the eaves. Allowable construction materials include:

- a. Painted wood to match the trim of the Single Family Detached Residence.
- b. Treated wood or naturally rot- and insect-resistant woods (such as cedar and redwood) may be used. Staining or painting may not be required. All other woods must be painted or stained to match the trim of the Single Family Detached Residential Structure.
- c. Supports must be brick or painted wood. No pipe is allowed.

Standard 5.0 Carports

5.1 Carports are STRICTLY PROHIBITED. No exceptions,

Standard 6.0 Additions

6.1 Construction of an Addition to a Single Family Detached Residence on any Lot is STRICTLY PROHIBITED.

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Standard 7.0 Storage

7.1 Routine storage of construction materials, tools, garden hoses, loose and bagged lawn products, bicycles and children's toys in public view on any Lot is STRICTLY PROHIBITED.

7.2 Building materials placed on Lots prior to the commencement of any approved Alterations must be kept in a neat, clean, and orderly condition. No materials may be placed in the street or on the easement adjacent to the street at any time.

7.3 If used for construction, trash dumpsters must be placed in the homeowner's driveway. All debris must be kept in the dumpster and not allowed to collect around it.

7.4 Construction sites should be fenced off with warning fencing.

Standard 8.0 Exterior Painting

8.1 Exterior paint and stain colors must be approved by the ACC unless a homeowner the original or very-close-to-original color scheme. Other colors may be approved by the ACC if they are deemed to be complementary to the petitioner's house and neighboring houses. Color of brick used in the Single Family Detached Residential Structure and the color of neighboring Single Family Detached Residential Structures are considerations. Extremely bold colors or patterns are prohibited. Painting of brick, stone or other masonry is STRICTLY PROHIBITED.

8.2 Extremely bold colors or patterns are prohibited.

8.3 Replacement front doors must be of a design similar to that which was originally fitted to the Single Family Detached Residential Structure when originally constructed by the Builder. Painted front doors and painted fencing is STRICTLY PROHIBITED.

Standard 9.0 Windows, Doors, Exterior Shutters

9.1 Window frames, windows and doors must be of a style and color that is identical to or similar to that which was originally installed by the Builder.

9.2 Storm doors must be a full glass door without horizontal or vertical structural support beams crossing the glass. Screen doors are PROHIBITED at front doors.

9.3 Materials, colors and glazing patterns of windows that are in public view from the street or any adjoining Lot must be identical to or complement the existing architectural theme of the Single Family Detached Residential Structure and that of other dwellings in Spring Creek Court.

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Standard 10.0 Decks

10.1 Construction materials should be compatible with and complementary to the Single Family Detached Residential Structure. Treated wood or naturally rot- and insect-resistant woods (such as red cedar and redwood) may be used, in which case staining or painting may not be required. All other woods must be painted or stained to match the trim of the Single Family Detached Residential Structure.

10.2 Decks may not encroach onto any utility easement unless the utility companies involved have granted their written consent to such encroachment.

10.3 Decks should not be situated such that they do not interfere with the effective drainage of the property or adversely affect drainage of a neighboring lot.

10.4 The floor of a deck higher than twelve (12") inches above the ground is not permitted.

10.5 No decking is permitted at the front or side of a Single Family Detached Residential Structure.

Standard 11.0 Swimming Pools, Spas

11.1 No pool or spa of any type, including any associated decking, may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

11.2 Any pool or spa should be located at least five (5) feet from any side or rear property-line to assure proper drainage on the Lot. The pool must meet all building-line and easement restrictions on the recorded plat and in the Deed Restrictions. Pools should not be situated such that they interfere with the effective drainage of the property or adversely affect drainage of a neighboring Lot.

11.3 Homeowners with pools are strongly encouraged to install a safety fence to prevent small children from entering the pool unassisted by an adult. All private swimming pools and spas shall be completely enclosed by a safety fence when access to a pool is unencumbered from the street or any adjoining Lot.

11.4 Above-ground pools are STRICTLY PROHIBITED.

11.5 Pools are to be pipe-drained to the street for collection into the storm drain system.

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Standard 12.0 Solar Panels, Screens, Film

12.1 Only solar panels which are unobtrusive and which blend in with the roof shingle color will be approved. Exterior materials and colors should match the Single Family Detached Residential Structure as much as possible.

12.2 Solar screens are allowed on windows only if they blend with the brick and roof color, or are black. Attachment of solar window screening is preferred on the inside of the windows.

12.3 Any window film is STRICTLY PROHIBITED.

12.4 Nothing herein shall be interpreted as prohibiting or restricting a property owner from installing a solar energy device, so long as such device is: located on the roof of the owner's home or of another structure allowed under a dedicatory instrument, and extends no higher than or beyond the roofline; located in a fenced yard or patio owned and maintained by the owner, and is no taller than the fence line; conforms to the slope of the roof and has a top edge that is parallel to the roofline; is equipped with a frame, support bracket, visible piping or wiring, all of which is either silver, bronze, or black tone color commonly available in the marketplace; or which is located in another area designated for placement of such items by the Association; is pre-approved by the architectural review committee; does not substantially interfere with the use and enjoyment of land owned or occupied by persons other than the owner by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities – the written approval of the proposed placement of the device by all property owners or adjoining properties shall constitute prima facie evidence that such a condition does not exist.

Standard 13.0 Flag Poles, Antennas

13.1 The following flags are permitted to be displayed: the flag of the United States of America; the flag of the State of Texas; or an official or replica flag or any branch of the United States armed forces, holiday/seasonal decorative flags and school flags. No flag pole of any kind may be kept, placed or mounted to any fence. One flag mounted on a pole not to exceed five feet (5') in length may be inserted into a bracket mounted to the side of a house. Flags shall be of the size and style intended for common residential use. Freestanding flagpoles shall not exceed 20 feet in height, and only one such flagpole shall be located on any Lot. Freestanding flagpoles shall be located not more than 10 feet from the front building line of the home, and not less than 20 feet from side property lines. A flagpole attached to a dwelling or a freestanding flagpole shall be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling; the display of a flag, and the location and construction of the supporting flagpole shall comply with

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all applicable zoning ordinances, easements, and setbacks of record; all flags and flagpoles shall be maintained in good condition and all deteriorated flags and structurally unsafe flagpoles shall be promptly repaired, replaced or removed by the owner; Any flag flown must be well maintained at all times. Lighting utilized to illuminate a flag shall be of a wattage or lumen count which will not affect neighboring homes, shall be aimed so as not to shine onto any neighboring property, and shall be attached to the house or placed on the ground, as opposed to being placed on any pole. Such lights must be clear or white light and shall not affect overall aesthetic appeal. No color bulbs or lenses are allowed. All halyards, ropes, cables and other accessories shall be fastened and otherwise restricted in movement so as to eliminate noise caused by wind and movement. The display of flags that are offensive is strictly prohibited.

13.2 Freestanding antennas and satellite dishes are STRICTLY PROHIBITED.

13.3 Ham radio antenna towers are STRICTLY PROHIBITED.

Standard 14.0 Fencing

14.1 Fencing must be maintained in good condition and free of defects at all times.

14.2 Fencing shall be no greater than eight (8) feet in height and shall be no nearer to the front property line of the Lot which it serves than the fence line as originally installed by the Builder.

14.3 Deteriorated fencing (i.e., rotted, loose or missing planks, disconnected fence sections, broken or missing posts, and broken or sagging gates) aged beyond repairability on any Lot must be replaced upon written notice from the Association or the Association's Managing Agent.

14.4 Repair and replacement of fences must be made with materials which duplicate or closely resemble the original Red Cedar "plank" fence materials originally installed by the Builder. Any staining or varnishing of a fence must be of a color that is identical or complementary to the Red Cedar fencing originally installed by the Builder.

14.5 Chicken wire, barbed-wire, chain link or lattice fence materials are STRICTLY PROHIBITED. Wrought iron decorative gates are permitted, but must be painted black, and must be maintained with a fresh finish and in good condition at all times. Wrought iron decorative gates are subject to the approval of the ACC prior to installation. Wrought iron gates that become rusty, damaged or otherwise unsightly must be repaired, refinished or replaced upon written notice from the Association or the Association's Managing Agent.

14.6 Painting fences is STRICTLY PROHIBITED.

14.7 Planting shrubbery hedges as property-line barriers as substitution for conventional wood-plank fences on any Lot is STRICTLY PROHIBITED.

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Standard 15.0 Exterior Lighting

15.1 Exterior lighting should not be of a wattage or lumen count that will adversely affect neighboring residences.

15.2 Exterior decorative lights, security lights or floodlights must be aimed or shielded so as not to shine onto a neighboring property or interfere with vehicle operators.

15.3 Exterior lights must not impair the overall aesthetic appeal.

Standard 16.0 Landscape Maintenance

16.1 The lawn of each Lot must be kept mowed, edged, irrigated, fertilized and free of weeds on a regular basis.

16.2 No lawn on any Lot shall be permitted to deteriorate to a condition of exposed soil as resulting from long-term neglect, lack of fertilization and/or lack of irrigation. A lawn that has deteriorated to a condition of exposed soil must be restored with fresh turf.

16.3 Foundation shrubbery beds in public view are to be maintained free of weeds and dead plants. Plants must be trimmed, as appropriate.

16.4 Lots must be maintained free of grass and weeds growing in driveway and sidewalk expansion joints.

16.5 Trees and shrubbery must be maintained in such a manner that they do not obstruct clear visibility of road signs for vehicle operators.

16.6 Property-line hedges are STRICTLY PROHIBITED in front yards and may not be used in lieu of fencing in back or side yards.

16.7 Planned placement of wood plank, wood beam, stone or brick landscape bordering products in public view from the street must be approved in advance by the ACC. Window boxes are not permitted.

16.8 Failure to maintain the lawn on any Lot is a violation of these Architectural Control Standards and, if uncorrected, will result in the exercise of the Spring Creek Courts Homeowners Association's right to enter upon a Lot to mow and edge the lawn and charge all costs back to the Owner. In that event, the Association is under no obligation to competitively bid a landscape contractor.

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Standard 17.0 Tree Maintenance, Grooming

17.1 Trees must be groomed and maintained free of dead limbs and branches at all times.

17.2 Dead trees must be promptly removed from public view from the street or any adjoining Lot. Stumps must be ground to grade level concurrently with tree removal.

17.3 Disputes over trees and tree encroachment shall be resolved by the homeowner complaining about a neighboring tree and the owner of the offending tree. If a tree is deemed by the Association to be a nuisance or threat to a neighboring property, the tree must be removed or trimmed to a condition that eliminates the nuisance or threat.

17.4 Violations of these tree Standards must be corrected promptly upon receipt of written notice from the Association or the Association's Managing Agent.

Standard 18.0 Driveways, Sidewalks

18.1 Any concrete mix spilled, poured, or washed on a street must be immediately removed leaving the street clean and unstained.

18.2 Driveways and sidewalks must be maintained in good condition and clear of debris at all times and kept free of dirt, mold or algae are visible in public view.

18.3 Staining or painting a topcoat on driveways and sidewalks is not permitted.

Standard 19.0 Mold, Algae, Dirt

19.1 Residences shall be kept free of mold, algae and dirt on windows, roof guttering and downspouts, exterior and interior window shutters, siding, landscape border bricks and stone, sidewalks, driveways and curbing. This Standard applies to all circumstances where dirt, mold or algae may be visible in public view from the street or any adjoining Lot.

Standard 20.0 Front Doors, Garage Doors

20.1 The front doors of all residences must be attractive and maintained in good condition at all times. Front doors that have a weathered or otherwise damaged or deteriorated finish must be corrected with new stain or finish.

20.2 The garage doors of all residences must be attractive and maintained in good condition at all times. Garage doors must be maintained in a fully-operable condition at all times. Garage

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doors that need paint or are damaged in any way must be promptly restored with fresh paint, or promptly repaired or replaced upon written notice from the Association or the Association's Managing Agent.

Standard 21.0 Repair, Replacement, Restoration of Fencing, Shutters

21.1 Aged and heavily weathered fencing and exterior shutters must be repaired, restored or replaced promptly upon written notice by the Association or the Association's Managing Agent.

Standard 22.0 Repainting, Restoration of Exterior Trim and Siding

22.1 Exterior trim and siding must be kept free of mold and algae and must be repaired, repainted or restored to an attractive condition promptly upon written notice from the Association or the Association's Managing Agent.

Standard 23.0 Window Air Conditioners

23.1 Auxiliary window-type and wall-type air conditioners are STRICTLY PROHIBITED.

Standard 24.0 Windows and Exterior Window Treatment

24.1 Exterior window treatments (such as shutters, storm windows) should be consistent in manufacture and color with that which was originally installed by the Builder.

24.2 Broken or damaged windows that are in public view from the street or any adjoining Lot must be replaced promptly upon written notice from the Association or the Association's Managing Agent.

24.3 Damaged or deteriorated window screens that are in public view from the street or any adjoining Lot must be replaced promptly upon written notice from the Association or the Association's Managing Agent.

24.4 Awnings are STRICTLY PROHIBITED.

Standard 25.0 Yard Signs, House Numbers

25.1 No sign of any kind shall be displayed public view except one sign of not more than 5 square feet, advertising the property for sale or rent.

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25.2 Any sign used to promote or advertise a business owned or operated by a homeowner is STRICTLY PROHIBITED. Real estate "For Sale" signs violate this prohibition when the only purpose of the sign is for business promotional purposes with no intention to actually sell the property.

25.3 Political signs may be displayed on a Lot no more than ninety (90) days before the election involved; signs must be taken down immediately after the election.

25.4 A single home security system sign is authorized in public view on a Lot.

25.5 School booster signs placed in front of the Single Family Detached Residence are authorized unless they are displayed in a manner that the Board deems them to be a nuisance.

25.6 All other signs promoting, advertising or announcing a commercial enterprise are not allowed.

25.7 House numbers may not be placed on the Single Family Detached Residence except as originally installed by the builder.

Standard 26.0 Lawn Chairs, Beach Chairs, Hammocks, Folding Tables

26.1 Lawn chairs, beach chairs, hammocks and folding tables are not permitted in public view in front yards, in side yards, in driveways or in the streets at any time. Decorative furniture may be permitted on front porches; such decorative furniture must be maintained in good condition, clean, free of dirt, mold and algae, and must be aesthetically pleasing in appearance. Damaged, weathered or dirt-, mold- or algae-covered furniture, or furniture in otherwise poor condition, must be removed from public view.

Standard 27.0 Prohibited Vehicles, Trailers and Watercraft

27.1 The following types of vehicles, trailers and watercraft are prohibited from being parked in public view in the streets, in any driveway or on any Lot in Spring Creek Court:

- a. **Inoperable Vehicles** (inoperable due to flat tire or faulty, neglected or failed mechanical system)
- b. **Commercial Work Trucks** (with or without "advertised" business artwork, and regardless of the party of ownership, intended for work or business purposes)
- c. **Unregistered Vehicles** (lacking a valid Texas State Vehicle Registration)

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- d. **Derelict Vehicles** (abandoned, inoperable, unregistered or "junk")
- e. **Recreational Vehicles** (RVs and campers, trailered and non-trailered, of all types and sizes)
- g. **Trailers** (all types)
- h. **Watercraft**, (all recreational and commercial watercraft including boats, jet skis, kayaks and canoes)

27.2 Extended-duration repair (more than 72 hours) of any vehicle in public view in any driveway is STRICTLY PROHIBITED.

27.3 Vehicle repair in the streets of Spring Creek Court is STRICTLY PROHIBITED at all times.

27.4 Operating vehicles that create a nuisance in the community is prohibited. This includes unregistered all-terrain vehicles, loud vehicles of all types and vehicles that emit noxious, offensive exhaust vapor.

Standard 28.0. Temporary Structure, Garage as Residence

28.1 No temporary Structure (sales structure, trailer, travel trailer, tent, shack, garage, barn, or other outbuildings) shall be used on any Lot at any time as a residence, either temporarily or permanently. Garages may not be used as a separate dwelling or residence.

28.2 No dwelling, motor home or manufactured housing previously constructed elsewhere may be moved onto any lot in Spring Creek Court.

Standard 29.0 Loud Music

29.1 No homeowner, family member, relative, visitor or tenant shall play music in such a way that it disturbs the peaceful living of other homeowners. This includes loud or vulgar music emanating from a residential structure, from vehicles and from hand-held plug-in and portable music players,

Standard 30.0 Trash, Recycling Placement on Collection Days

30.1 Trash, recycling and yard clippings may not be placed at the curb prior to darkness on the day before scheduled pickup. These materials must be bagged or containerized or secured in a manner that prevents trash and debris from blowing onto the street or adjoining Lots. Garbage

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and recycling containers shall not remain in public view beyond the day of scheduled pickup.

30.2 Trash and Garbage Containers, Grass Clippings, Placement Restrictions

30.3 Routine placement and storage of trash, bagged grass clippings and garbage, and trash and garbage containers in public view from the street or any adjoining Lot on non-collection days is **STRICTLY PROHIBITED**. On non-collection days, trash and garbage containers and bagged grass clippings must be stored out of public view from the street or any adjoining Lot. **Trash and recycling containers must be stored entirely out of public view in the garage or behind the fence line on non-collection days.**

30.4 Placement of trash, garbage, bagged grass clippings and trash and garbage containers in the streets is **STRICTLY PROHIBITED at all times.**

Standard 31.0 Vehicle Parking

31.1 The streets of Spring Creek Court are two feet narrower than streets in many other communities. All homeowners must exercise an extra measure of courtesy when parking their vehicles.

31.2 Homeowners are encouraged to park their all vehicles in the garage or driveway, and not in the street. Homeowners are encouraged to appeal to family members, guests and tenants to avoid parking on the street curbing. Parking within 25 feet of a fire hydrant is illegal. Violators will be reported to law enforcement agencies.

31.3 Vehicles parked in the street in a manner that impedes unobstructed driver visibility and safe vehicular traffic flow at or near intersections and roadway turns for residents or emergency vehicles may be towed at the owner's expense without warning or notice.

31.4 Any vehicle that is found parked in a manner that impedes a homeowners' unencumbered access to their driveway will be towed without warning or notice at the sole expense of the owner of the towed vehicle.

31.5 Parking vehicles on the lawn of any Lot is STRICTLY PROHIBITED at all times.

Standard 32.0 Outdoor Grills

32.1 Outdoor **cooking** grills are permitted in back yards only. The placement of outdoor cooking grills in front of a residential structure, in driveways, front yards, side yards in public view, or in the street is **STRICTLY PROHIBITED** at all times.

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Standard 33.0 Bicycles, Toys

33.1 Bicycles and children's toys may not be routinely stored in public view and must be removed from the street, driveway or front yard when not being used. Parents are directly responsible for the enforcement of this control. Parents are responsible for ensuring that their children are not impeding vehicular traffic while at play.

Standard 34.0 Unlicensed, Off-Road Motorized Sport Vehicles

34.1 The operation of unlicensed, unregistered motorized sport vehicles such as 4-wheel all-terrain vehicles is STRICTLY PROHIBITED on the streets of Spring Creek Court at all times. Violators will be subject to the jurisdiction of Precinct 4 Constables, Harris County Sheriff Deputies and any other law enforcement agency that may have jurisdiction in Spring Creek Court. Violators will be reported to local law enforcement and are subject to citation, arrest, or both.

Standard 35.0 Hoses, Portable Lawn Sprinklers, Rain Harvesting

35.1 Portable sprinklers and watering hoses are not permitted to be routinely left in public view in front of a Single Family Detached Residence. Watering hoses and portable sprinklers must be removed from public view after they are used on any given day. If stored outside, watering hoses must be kept in a hose caddy at the side of the Single Family Detached Residence, and not wrapped around a water spigot in public view.

35.2 Nothing herein shall be interpreted as prohibiting or restricting a property owner from installing a rain barrel or rainwater harvesting system on such owner's property: so long as there is a reasonably sufficient area on the owner's property for installation of such device; such device is of a color which is consistent with the color scheme of the owner's home; such device is properly installed and shielded from public view to the greatest reasonable extent possible; and, such device is installed behind the Single Family Detached Residential Structure.

Standard 36.0 Disturbance of the Peace

36.1 At no time shall any homeowner, tenant or guest assemble people in a way that results in restricted vehicular or pedestrian traffic, or disturbs the peaceful living of any homeowner in any way. Streets must be clear to accommodate other residents as well as fire department emergency response equipment at all times. Homeowners are strongly encouraged to park their vehicles in their garages or driveways and avoid parking in the streets.

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Standard 37.0 Display of Holiday Decorations, Religious Items

37.1 Holiday decorations, including lighting, may be placed on a property as long as such decorations and lighting are removed within seven (7) days following the holiday being celebrated. Permanently attached holiday decorations and lighting are prohibited.

37.2 Nothing herein shall be interpreted as prohibiting an owner from displaying or affixing on the entry to the owner's or resident's dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief, so long as such item does not: threaten public health or safety; violate a law; contain language, graphics, or any display that is patently offensive to a passerby; extend past the outer edge of the door frame of the dwelling; or, exceed a total size of greater than 25 square inches. No owner or resident shall use a material or color for an entry door or door frame of any dwelling or make an alteration to the entry door or door frame that is not authorized by the restrictive covenants governing the dwelling. The Association may remove an item displayed in violation of these provisions and/or in violation of any restrictive covenant applicable to the property.

Standard 38.0 Fireworks, Cleanup

38.1 To provide a measure of safety for all homeowners and their families against fire, aerial fireworks are prohibited in the Spring Creek Court community. Aerial fireworks are those that, when ignited, launch into the air. Fireworks that burn/glow on the ground are permitted provided that the use of these is monitored by an adult. Children are expected to be supervised by an adult. This prohibition on aerial fireworks specifically addresses the potential and possibility of igniting a house on fire and is intended to preclude such an event. Homeowners must comply with any fireworks ban issued by Harris County and will be held personally responsible for any fire damages caused by their fireworks during a fireworks ban period.

38.2 All fireworks debris must be cleaned up on the morning following a fireworks event.

Standard 39.0 Noise Disturbance

39.1 All homeowners in Spring Creek Court are entitled to uninterrupted peace and quiet. Any homeowner who violates this courtesy by creating noise that disturbs neighboring homeowners will be reported to law enforcement authorities immediately without warning or notice.

39.2 Homeowners owning dogs are expected to ensure that they are not left outside disturbing neighbors during the day and especially at night. Violators will be reported to law enforcement authorities immediately without warning or notice. Allowing dogs to roam free is prohibited.

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Standard 40.0 Nuisances

Persistent substandard property conditions and property owner actions that result in disturbances or negatively impact the community's reputation and property values will be considered nuisances. Nuisance conditions and actions will result in deed restriction enforcement.

Standard 41.0 Storm Preparedness

40.1 As Spring Creek Court is located in a recognized storm-weather locale and has experienced hurricane storm weather and significant rainfall events on multiple occasions, it is incumbent upon all homeowners to prepare their properties when weather forecasts indicate that such a storm is imminent.

40.2 Temporary relocation of freestanding basketball goals, ceramic pots, construction materials, children's toys, yard tools and any object that may become an airborne projectile into the garage or house in advance of a storm is critical. Left outside, these objects can cause damage to neighboring properties and can become lethal during a hurricane, tornado or wind storm.

Standard 42.0 Standards Compliance

41.1 Violations of these Standards must be corrected promptly upon written notification from the Association or the Association's Managing Agent.

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