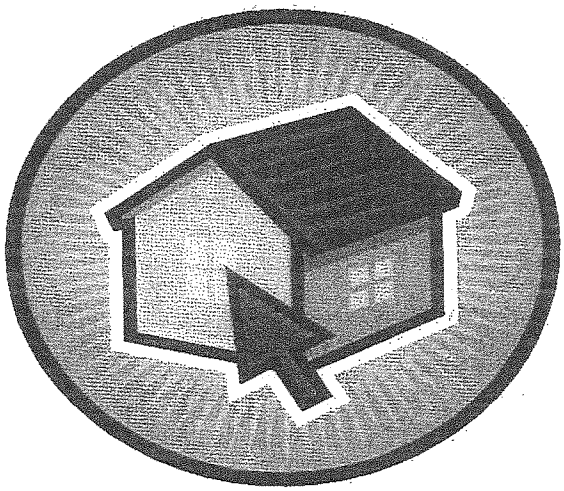
Architectural Control Guidelines

Sunrise Meadow Property Owners Association



CERTIFICATE OF CORPORATE RESOLUTION ADOPTED BY UNANIMOUS WRITTEN CONSENT IN LIEU OF A MEETING OF THE BOARD OF DIRECTORS OF SUNRISE MEADOW PROPERTY OWNERS ASSOCIATION, INC.

Consent to Act

The undersigned, as members of the Board of Directors of Sunrise Meadow Property Owners Association, Inc., a Texas Non-Profit Corporation, being all of the present Directors of the corporation, individually and collectively consent hereby to take the following actions, to adopt the following resolutions, and to transact the following business of the corporation.

Architectural Control Guidelines

WHEREAS RESOLVED, THAT THE ATTACHED ARCHITECTURAL CONTROL GUIDELINES ARE ADOPTED.

This consent is executed pursuant to Article 1396-9.10(A) of the Texas Non-Profit Corporation Act and the Bylaws of this corporation which authorize the taking of action by the Board of Directors by unanimous written consent is not restricted by the Articles of Incorporation of the corporation.

Eric Lipar

Chris Wren

Thomas E. Lipar

THIS SET OF MINIMUM ACCEPTABLE CONSTRUCTION STANDARDS IS PROMULGATED UNDER THE AUTHORITY OF THE DECLARATION OF PROTECTIVE COVENANTS FOR SUNRISE MEADOW

MINIMUM ACCEPTABLE CONSTRUCTION STANDARDS
SUNRISE MEADOW PROPERTY OWNERS, INC.

FLAGS

The minimum acceptable construction standards for flags to be flown in subdivision are as follows:

1. Flags to be flown are limited to state or national flags, i.e. United States or Texas Flags. Other flags such as American War Veterans, Children's themes, etc are not to be flown.

2. Size of flag shall be limited to no larger than 3 feet by 5 feet.

3. No clanging chains or otherwise noisy apparatus shall be attached to flag

4. The flagstaff must be mounted to the house and size of pole shall be limited to six feet (6') in length

5. Flag must be well maintained at all times

6. Flag etiquette must be followed at all times

7. No flagpoles allowed in yards; permanent or otherwise.

8. Flags must not be mounted in windows, walls or doors of exterior of house, garage, fence for driveway nor painted on any such areas.

9. Maximum of two (2) flags exhibited per household at any one time

MINIMUM ACCEPTABLE STANDARDS
SUNRISE MEADOW PROPERTY OWNERS ASSOCATION, INC.

PLANTERS, CLAY POTS, BARRELS, ETC.

The minimum acceptable standards for planters, clay pots, barrels, etc. are as follows:

1. Planters, clay pots, barrels, etc. are allowed in Sunrise Meadow, provided the plants are well maintained and thriving. If the planters do not contain flowers, they must be removed

2. Planters, clay pots, barrels, etc. must be well maintained

3. If planters, clay pots, barrels, etc. are painted, the color must be in harmony with the color of the house

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PARK BENCHES, PORCH SWINGS, AND OUTDOOR OR LAWN FURNITURE

The minimum acceptable operating standards for the placement of park benches, porch swings, and outdoor or lawn furniture are as follows:

1. PARK BENCHES
   - A. Must be well maintained
   - B. Must be in harmony with exterior design and color of the house and with the subdivision, and must be approved by the Modifications Committee
   - C. Black, brown, forest green, white and bronze are acceptable colors as well as a color nearest to the darkest color of the exterior of the home, brick variation included

2. PORCH SWINGS
   - A. Must be well maintained
   - B. Must be in harmony with the exterior design and color of house
   - C. Porch swings can only be on the front porch, not in the front yard

3. OUTDOOR FURNITURE
   - A. Must be well maintained
   - B. Must be in harmony with the exterior design and color of the house
   - C. Must not be located in the front yard of any lot, and must not be located in the visible side yard on any corner lot

4. TREE SWINGS
   - A. Must not be visible from the front or side yard, they can only be located in the backyard

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RECREATIONAL VEHICLES, TRAILERS, MOBILE HOMES, CAMPERS, BOATS, AND OTHER WATERCRAFT

The minimum acceptable standards for recreational vehicles, trailers, mobile homes, campers, boats, and other watercraft are as follows:

1. Stored recreational vehicles, trailers, campers, boats, or other watercraft shall not be permitted on the properties except within closed garages.

2. Recreational vehicles, trailers, mobile homes, campers, boats, or other water craft may be brought on the property for the purpose of maintenance; stocking or cleaning of vehicle or watercraft. This time may not exceed a forty-eight (48) hour period. For example, trip back from the lake on Sunday evening; boat washed on Monday; and put back into storage on Tuesday.

3. The assembly or disassembly of recreational vehicles, trailers, mobile homes, campers, boats, or other watercraft shall not be pursued or undertaken on any portion of the property.

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PAINTING OF WOOD FENCES

The minimum acceptable operating standards for staining wood fences are as follows:

1. Fences must be preserved with clear coat only; No colored stain is acceptable or permitted

2. Fences must be well-maintained.

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BRICK BORDERS

The minimum acceptable construction standards for installation of brick borders are as follows:

1. The use of brick border in the yard around flowerbeds, trees, etc. is not permissible.

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GAZEBOS

The minimum acceptable construction standards for the placement of gazebos are as follows:

1. **LOCATION:**

    a. Located in back yard only and must be at least sixteen feet (16') away from any property lines and not encroaching on any easements

2. **SIZE:**

    a. Maximum diagonal measurement or diameter shall be fourteen feet (14')

    b. Roof peak shall not exceed ten feet (10') in height

3. **MATERIALS:**

    a. Materials must be unpainted treated wood, cedar, unpainted redwood or treated wood painted in harmony with the existing home. Creosoted wood is not acceptable

    b. Roof must be shingled to match the house

No flags or weathervanes to be erected on top of roof accept those that have been approved by the Architectural Modifications Committee. The Architectural Modifications Committee will approve on a case-by-case basis.

Gazebo must be maintained in good condition.

SUNRISE MEADOW PROPERTY OWNERS ASSOCATION. INC.

PLAYGROUND EQUIPMENT

The minimum acceptable construction standards for playground equipment are as follows:

1. Playground equipment shall be well maintained
2. **LOCATION:**
    a. Playground equipment shall not be located in the front yard of any lot or side yard of any lot
    b. Any playground equipment over seven (7) feet in height shall be located no closer than sixteen (16) feet from the rear or side property lines
3. **HEIGHT:**
    a. The maximum allowable height for playground equipment is nine and a half (9 1/2) feet
    b. Standing platforms shall not exceed four (4) feet above natural ground
4. Any canvas exposed to public view shall be any one of the following colors: brown, beige, burgundy, dark green, blue or rainbow tri-color only. No day glow or fluorescent colors are allowed
5. Materials used must be metal, treated wood, cedar, redwood, commercially manufactured plastic or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable
6. Under no circumstances shall playground equipment be approved with elevated platforms or other structures that may infringe upon the privacy of neighboring property owners. This requirement may be temporarily waived by obtaining written permission from any affected neighboring property owners. The committee shall make the determination of who is an affected property owner
7. Tree swings shall not be visible from the front or side yard
8. Swing sets shall be well maintained
9. Swing sets shall not be located in the front yard or visible side yard of any lot.
10. The maximum allowable height for swing sets is eight feet (8')
11. Frame must be metal or treated wood. Creosoted wood or untreated, unpainted wood is not acceptable
12. Swing sets permanently affixed to the ground must not be located in the ground utility easement

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PORTABLE BASKETBALL GOALS

The minimum acceptable operating standards for erection and/or placement of a portable basketball goal are as follows:

1. All portable basketball goals must be approved by the Modifications Committee prior to placement.

2. Portable basketball goals must never be more than ten (10) feet in front of the most setback portion of the facade on houses with front loading or corner lot side loading garages.

3. Houses with recessed garages may only place portable goals behind the front building set back line.

4. Basketball goals must never violate side building lines.

5. All basketball goals supports, backboards, rims and nets must be well maintained at all times.

The minimum construction specifications are as follows:

a. Pole - Must be metal. Creosoted posts are not acceptable
b. Backboard - Must be commercially manufactured out of materials that will not weather, warp or disintegrate.
d. Net - Must always be well maintained

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SECURITY LIGHTS

The minimum acceptable construction standards for installation of security lights are as follows:

1. Mercury vapor or Sodium vapor or metal halide liquids are not acceptable.

2. The only acceptable lights are restricted to lumens.

3. Flood lights are acceptable up to 100 watts.

4. The mounting of lights on the front of house or front half of either side of house must be approved by the Modifications Committee.

Under no condition shall light be a nuisance to adjoining residents

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STORM DOORS

The minimum acceptable construction standards for installation of storm doors are as follows:

1. Storm doors must be clear glass only. No divided light doors

2. Trim color of storm door must match existing color of house, or bronze anodized aluminum

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