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STATE OF TEXAS

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COUNTY OF HARRIS

**SADDLE RIDGE ESTATES**

**ARCHITECTURAL GUIDELINES**

Whereas, architectural guidelines have been adopted by the Architectural Review Committee ("ARC") of **SADDLE RIDGE ESTATES PROPERTY OWNERS ASSOCIATION, INC.**, in accordance with that certain Declaration of Covenants, Conditions and Restrictions for Saddle Ridge Estates, filed for record under Clerk's File No. V711987 of the Official Public Records of Real Property of Harris County, Texas.

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Whereas, the guidelines adopted pertain to that certain real property known as SADDLE RIDGE ESTATES, recorded at Film Code No. 510006 of the Map Records of Harris County, Texas.

Now Therefore, the guidelines set forth below are the guidelines in effect as of the date of this instrument, and shall remain in effect unless said guidelines are altered, changed or modified by the ARC, and said alterations, changes or modifications are filed for record in the Official Public Records of Real Property of Harris County, Texas.

**Architectural Guidelines**

The home and any improvements to any lot must be constructed and conform to certain custom home guidelines and enhance the cosmetic atmosphere of the subdivision. The Architectural Review Committee (ARC) utilizes the aforementioned as a guide; however, they may make decisions or present plans, as they deem necessary to benefit the entire community.

**CUSTOM HOMES**

- All improvements must be located within the set back shown on the survey plat and not encroach on utility easements, drainage easements, and building lines.
- Each residence must be a minimum of seventy feet (70') in width across the front.
- The exterior design of the residence must be within the character and plan designated by the ARC, eliminating extreme or radical designs. The ARC reserves the right to not approve any home plans that are not in harmony with the scheme of the subdivision.
- Log homes will not be permitted.
- Building materials must be new with the exception of certain approved materials normally used to decorate or accent the improvement.
- Composition "slate-line" shingles, tile or non-corrugated metal roofs are required.
- Exterior paint color must be submitted and approved prior to application of paint. Natural earthtones are preferred.
- No reflective or colored window glass or frames other than the standard tints.

**DRIVEWAYS/SIDEWALKS**

- A driveway from the garage to the Private Street and a sidewalk from the driveway to the front entry of the home are to be installed prior to occupancy.
- Brick pavers, patterned concrete are encouraged materials.
- Each entrance from the street to the lot must be over a culvert as strictly specified by the governing authorities to ensure adequate drainage of the subdivision.
- All driveways from the Private Street to the residence must be made of concrete, brick, or other approved surface material making a smooth transition from the Private Street to the entry.
- Circle driveways are not permitted.

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#### GARAGE

- Side and rear entry garage orientations are required.
- Garages must be designed to be architecturally similar to the residence.
- The roofline of the garage may not exceed the height of the residence's roofline.
- Owners are encouraged to construct the size of the garage to adequately handle their individual family needs concerning the number of vehicles, lawn equipment and normal household needs to ensure all vehicles will be kept in either an enclosed garage or under an appropriate carport or porte cochere.

#### FENCING

- Only three slat ranch rail fencing with white vinyl rails shall be used for front, perimeter and all cross-fencing. All plans for fencing must be approved by the ARC.
- No chain link fencing is permitted in the subdivision (or dog kennels).

#### DRAINAGE

- Each Owner is responsible for the upkeep of their drainage and utility easements, including the ditches abutting their lots. Additionally, the grass or natural landscape on the storm water detention area on Lots 1, 2, 3, and 4 in Block 2 shall be maintained in a sanitary, healthful and attractive condition as follows: (i) the west and south banks of the storm water detention area will be maintained by each of the respective Owners of Lots 1, 2, 3, and 4 in Block 2 for that portion of the said west and south banks of the storm water detention area that are on each of said Lots and (ii) the north and east banks of the storm water detention area will be maintained by the Association.
- Ditches must be kept free of trash and debris by the owner of the Lot abutting the ditch (including during home construction).

#### LIGHTING

- Each lot owner is required to install at least two (2) columns constructed of brick, stone, or stucco to match the residence, for the mounting of exterior gas or electric lamps, with one (1) on either side of the driveway at the front fence line and not more than 40' apart.
- Exterior lighting is required on the front of the residence. This lighting should be sufficient enough to illuminate the front of the home from the street. Specific ARC approval will be required on the design of this lighting.

#### MAILBOXES

- All mailboxes must be of brick, stucco or stone to match residence construction and include a concrete address block on the street side of the mailbox structure. The base of the mailbox must be at least 2' X 2'.
- Mailboxes must abide by all postal regulations.
- Owners are to submit plans for their mailbox prior to construction as they would any other improvement.

#### LANDSCAPING

- Landscaping of the front yard must be installed prior to occupancy. At a minimum, this requires that the front yard be substantially covered by grass, and shrubs shall be planted in large beds across the front of the residence. Landscape plans customary to professional landscaping are to be submitted to the ARC prior to installation.

#### EQUIPMENT

- All HVAC compressors, pool equipment, etc. must be placed on the side or the rear of the residence in a manner that is screened from public view.
- No wall or window HVAC units shall be installed in any structure.
- Antennas and dishes of any kind may not be installed in a place where they are in view from the private street in front of the lot, or be located nearer than 150' from the private street in front of the lot, or nearer than 50' from any other private street or adjoining lot.

#### UTILITY SERVICE

- It is the responsibility for each lot owner to contact the appropriate service companies and arrange for service.
- Lot owners are required to use underground service for all utility lines.

**ADDITIONAL IMPROVEMENTS**

- Children's play equipment, storage buildings, swimming pools, decks, patios, remodeling, etc. must be submitted to the ARC prior to installation or construction and the ARC will have the same authority to approve, disapprove or conditionally approve as the initial construction of the lot.

THE ARCHITECTURAL GUIDELINES ARE UTILIZED TO OUTLINE THE GENERAL SCHEME OF THE NEIGHBORHOOD AND IMPROVEMENTS TO THE INDIVIDUAL LOTS. THE FACT THAT ANY CERTAIN ITEM THAT IS NOT ADDRESSED HEREIN DOES NOT EXEMPT ANY OWNER FROM OBTAINING APPROVAL PRIOR TO MAKING ALTERATIONS AND/OR IMPROVEMENTS TO ANY LOT. THE ARC WILL RARELY DEVIATE FROM THESE GUIDELINES EXCEPT IN UNUSUAL CIRCUMSTANCES. HOWEVER, THE ARC MAY NOT APPROVE ANY PLANS THAT ARE IN CONFLICT WITH THE SADDLE RIDGE ESTATES RECORDED DEED RESTRICTIONS.

THESE GUIDELINES MAY BE ALTERED, CHANGED OR MODIFIED AT ANY TIME BY THE ARC IN AN EFFORT TO IMPROVE THE QUALITY AND VALUE OF ALL THE PROPERTIES WITHIN THE COMMUNITY.

Dated effective: March 27, 2002

ARCHITECTURAL REVIEW COMMITTEE OF  
SADDLE RIDGE ESTATES PROPERTY OWNERS  
ASSOCIATION, INC. *for*

By: *Mark B. Bonning*  
Mark B. Bonning

By: *Marvin L. Steakley*  
Marvin L. Steakley

By: *Tamara K. Bonning*  
Tamara K. Bonning

THE STATE OF TEXAS

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COUNTY OF HARRIS

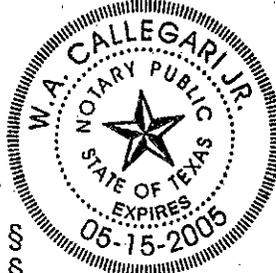
This instrument was acknowledged before me on 4/3/02, 2002, by Mark Bonning, member of the Architectural Review Committee of Saddle Ridge Estates Property Owners Association, Inc., a Texas non-profit corporation, for the purposes and in the capacity stated herein.



*W.A. Callegari Jr.*  
Notary Public in and for the State of Texas

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on April 3, 2002, by Marvin L. Steakley, member of the Architectural Review Committee of Saddle Ridge Estates Property Owners Association, Inc., a Texas non-profit corporation, for the purposes and in the capacity stated herein.



*[Signature]*  
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Notary Public in and for the State of Texas

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on April 3, 2002, by Tamara K. Bonning, member of the Architectural Review Committee of Saddle Ridge Estates Property Owners Association, Inc., a Texas non-profit corporation, for the purposes and in the capacity stated herein.



*[Signature]*  
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Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:  
EIKENBURG & STILES, PC  
1021 MAIN STREET, SUITE 1900  
HOUSTON, TX 77002-6603

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  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

APR - 5 2002



*Dorely B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

*Dorely B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS  
2002 APR - 5 PM 4: 10  
FILED

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JR