

SUN CITY TEXAS DESIGN GUIDELINES

Approved by Sun City Texas
Board of Directors

May 22, 2025

Executed and effective this _____ day of _____, 2025. DEL WEBB TEXAS LIMITED PARTNERSHIP,

an Arizona Limited Partnership

By: Del Webb Southwest Co., an Arizona Corporation

By: _____

General Partner

ADOPTED:

SUN CITY TEXAS COMMUNITY ASSOCIATION, INC.,

Acting by and through its Board of Directors

NAME: _____

TITLE: President

REVISIONS

Modifications Committee writes the Design Guidelines which are approved by the Board of Directors in accordance with the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions dated August 6, 2009 (Official Public Records, Williamson County, Document No.2009063124).

This document may be changed to serve the needs of the community in accordance with Article 2 of the Design Guidelines and Article 5.3 of the Declaration of Covenants, Conditions and Restrictions.

DATE	REVISION
October 14, 1996	Initial Release
September 14, 2000	Document Updated
November 8, 2002	Document Updated
March 24, 2005	Document Updated
September 27, 2007	Consolidated Design Guidelines dated March 24, 2005, Design Guidelines Revisions dated July 27, 2006, and Interpretive Guidelines after July 27, 2006, and before to September 27, 2007.
December 1, 2008	Consolidated Design Guidelines dated September 27, 2007 & Interim Guideline after September 27, 2007 & before December 1, 2008.
September 23, 2010	Consolidated Design Guidelines dated December 1, 2008 and Interim Guideline after December 1, 2008, and prior to September 23, 2010.
November 18, 2010	Interim Guideline: Article (§) 2.7.2
May 26, 2011	Interim Guideline: §10.1, §10.1.2, §4.3.6, §4.3.18a), §5.4.c), §5.10.6.b), 11.7.2, §4.5, §2.9 (#46) & §7.6
August 2, 2011	Interim Guideline: §5.9, §2.9(#13)
November 17, 2011	Interim Guideline: §12.2, §9.1(h), §9.8, §6.7 & §2.7.2 e)
February 13, 2012	Interim Guideline: §1.7.4 & §5.10.8
May 24, 2012	Interim Guideline: §4.2.2.d)
August 23, 2012	Interim Guideline: §3.9.3, §3.9.6 & §3.13
February 28, 2013	Interim Guideline: §4.1.2, §4.1.3, §4.1.3.1, §4.1.3.2.,

DATE	REVISION
	§4.1.3.3., §4.1.3.4., §4.2.1, §4.2.2., §4.2.4, Appendix A
April 6, 2013	Unanimous Approval by Board of Directors: §3.4.4.
November 21, 2013	Interim Guideline: §1.2, §1.7.4, §2.1, §2.2, §2.3, §2.6.2, §2.7.1, §2.7.5, §2.10, §3.1, §3.4.3, §3.4.6, §3.5, §3.9.3, §3.9.4, §3.13, §4.3.11, §4.3.18, §4.3.19, §5.6, §5.7, §9.7.1., §13, & Appendix A
March 6, 2014	Interim Guideline: §2.9, §3.9.1, §3.12, §4.5.3, §8.2, §9.5, Appendix F & Appendix G.
August 28, 2014	Interim Guideline: §2.10, Figure 4-2, §4.3.1, §4.3.6, §4.3.9, §4.4.1, §4.5.3, §5.1.4, §6.2.2, §9.6.1, §11.2, §11.6 & Appendix G.
November 17, 2016	Interim Guideline: §2.6.3, §2.6.4, § 2.6.5, §2.6.6, §2.6.7, §4.3.1, §4.3.2, §4.3.3, §4.3.57, § 6.8, §6.12, §11, Appendix A & Appendix C.
August 22, 2019	Complete Rewrite
August 27, 2020	§5.9.f); Appendix C
November 18, 2021	§3.10.a), §3.15, §4.8, §4.11, §4.23, §4.23.2, §4.23.3, §4.23.4, Diagram 4-2, §4.24, §5.9, §5.9.f)- §5.9.h), §5.10.6, §6.9.1, §6.14, §6.16, §6.17, §7.4, §9.4, §10.1, §11.1, §12.1.1, §12.3.3, §14.1, §14.5.c)-d), §14.6, §14.7, Appendix A, Appendix C, Appendix F
May 22, 2025	Complete Rewrite

Table of Contents

Revisions	3
Article 1 – Design Guidelines & Modifications Committee Authority	11
1.1 Design Guideline’s Purpose	11
1.2 Modification Committee Authority	11
1.3 Process for Changes or Amendments to the Design Guidelines	11
1.4 Design Guidelines Violation Reporting	12
1.5 Applicability of Changes & Amendments to the Design Guidelines.....	12
1.6 Enforcement of The Design Guidelines	12
Article 2 – Modification Application Procedures	13
2.1 Homeowners’ Responsibilities.....	13
2.2 Homeowner Application/Responsibilities.....	14
2.3 Fee Purpose & Amount	14
2.4 Commencement of Work	14
2.5 Failure to Comply.....	14
2.6 Permits, Approvals & Licenses	15
2.7 Review & Approval Process	15
2.8 Non-Liability for Plans.....	15
2.9 Errors That Authorize Non-Conforming Improvements.....	16
2.10 Disapproved or Returned Application, Resubmittal & Appeal Process	16
2.11 No-Paperwork List & Prohibited Items and Structures List	16
Article 3 – Architectural Requirements	17
3.1 Harmony Of Design	17
3.2 Allowed Materials	17
3.3 Roofs	17
3.3.1. Roof Pitch (Slope).....	17
3.3.2. Roof Pitch (Slope) Patio Cover, Laminated Roof Panels (Foam-Core, Metal Skin)	17
3.3.3. Roof Drainage	17
3.3.4. Roof Repair or Replacement	17
3.3.5. Roofing Material	18
3.4 Free-Standing Structures	18
3.5 Room Additions	18
3.5.1 Permitted Room Additions.....	18

3.5.2. Setback Lines	18
3.5.3. Design & Construction.....	18
3.6 Repair or Reconstruction due to Destruction/Significant Damage	19
3.7 Doors & Windows.....	19
3.7.1 Doors – Vents & Pet.....	19
3.7.2. Doors – Security, Storm & Screen	20
3.8 Knox Box® Program.....	20
3.9 Door or Garage Door or Window Replacement.....	20
3.10 Emergency Repair of Doors or Windows	20
3.11 Door Peepholes/Video Doorbells.....	21
3.12 Driveway Widening	21
3.13 Americans With Disabilities Act (ADA)	21
3.14 Exterior Painting & Color Choices	21
3.15 Color Coating – Driveways, Sidewalks, Patios & Porches.....	22
Article 4 – Residential Landscaping	22
4.1 Trinity Aquifer Recharge Zone	22
4.2 Homeowner Landscaping Standard	22
4.3 Initial Landscaping Plans	22
4.4 Existing Landscaping Changes	23
4.5 Impervious Materials Coverage	23
4.6 Detailed Landscape Guidelines.....	23
4.6.1 Guidelines Pertaining to all Landscapes	23
4.6.2 Items Prohibited in all Landscapes.....	24
4.6.3 Guidelines Specific to Lawn	24
4.6.4 Guidelines Specific to Xeriscape/Minimum Water Style	24
4.6.5 Types of Color/Texture/Planting Zones	25
4.6.6 Front-Yard and Rear-Yard Plans.....	25
4.6.7 Side-Yard Plans.....	25
4.7 Landscaping Standards.....	25
4.8 Landscaping Lot Drainage	27
4.9 Irrigation/Sprinkler Systems	27
4.10 Drought-Tolerant & Firewise Plant Use	27
4.11 Permitted Grasses	27
4.12 Lawn Color Alteration	28

4.13 Ground-Mounted Equipment Screening	28
4.14 Hedges Along Property Lines	28
4.15 Side-Yard Access, Tree Wells & Edging.....	29
4.16 Corner Lot Triangles (Sight Triangle)	29
4.17 Vegetable/Herb Gardens	29
4.18 Neighboring Property Rights	30
4.19 Tree Planting, Removal & Replacement.....	30
4.20 Landscaping Near Retaining/Neighborhood Walls.....	31
4.21 Wild Animal Protection Fencing.....	31
4.22 Rain Barrels (Domestic Rainwater Harvesting).....	32
4.23 Composting Guidelines	33
Article 5 – Accessory Features.....	33
5.1 Pools, Spas, Hot Tubs, Ponds & Water Features	33
5.1.1 Ponds	33
5.1.2 Pools, Spas & Hot Tubs	33
5.1.3 Pool & Spa Equipment Screening	34
5.2 Fountains	34
5.3 Garden Hoses, Hose Hangers, Hose Reels & Downspout Tubes	34
5.4 Artificial Flowers Or Foliage	35
5.5 Mailboxes	35
5.5.1 Developer-Installed Mailboxes	35
5.5.2 Secure Locking Mailboxes.....	35
5.6 Lampposts – All Homes.....	35
5.7 Flags & Flag Mounts.....	35
5.7.1 House-Mounted Flag Brackets.....	36
5.7.2 Display Of Flags.....	37
5.8 Statues, Ornamentation & Other Accessory Features	38
5.8.1 Bird Baths, Bird Houses, Shepherds’ Hooks & Bird Feeders.....	38
5.8.2 Front-Yard Restrictions	38
5.8.3 Objects On The Driveway Or On/Around Storm Drains	38
5.8.4 Objects Hanging From Trees	38
5.8.5 Wall Ornamentation	39
5.8.6 Rear-Yard Free-Standing Statues, Monuments, Ornaments & Other Accessory Features.....	39

5.8.7 Religious Displays.....	39
Article 6 – Ancillary Equipment	39
6.1 Ancillary Equipment – General Requirements	39
6.2 Attic Fans & Skylights	40
6.2.1 Roof-Mounted Attic Fans.....	40
6.2.2 Skylights.....	40
6.3 Allowable Antennas – Satellite Dishes	40
6.4 Tv, Amplified Hdtv, Cellular Phone Booster/Repeater Antennas & Broadband Antennas.....	41
6.5 Antenna Installation – Amateur Radio.....	41
6.5.1 General Radio Antenna Requirements	41
6.5.2 Allowed Types of Radio Antennas	42
6.5.3 Radio Antenna Connections.....	42
6.5.4 Removal of Radio Antennas	43
6.6 Solar Collection Systems	43
6.6.1 Acceptable Solar Panel Installations	43
6.7 Lightning Arrestor Systems	43
6.7.1 Arrestor Installations	43
6.7.2 Arrestor Rods	44
6.8 Weather Stations	44
6.8.1 Roof-Mounted Weather Stations.....	44
6.8.2 Ground-Mounted Weather Stations	45
6.9 Rain Sensors.....	45
6.10 Residential Trash & Recycling Containers	45
6.11 Construction/Landscaping Debris Boxes (“Dumpsters”)	45
6.12 Residential Security Camera Installation And Use	46
6.13 Security Sirens.....	46
6.14 Burglar Bars	46
6.15 Auxiliary Generators	46
Article 7 – Exterior Lighting	46
7.1 Exterior Lighting - General	46
7.2 Exterior Wall & Ceiling Mounted Light Fixtures	47
7.3 Patio or Deck Lighting	47
7.4 Flood Light Fixtures.....	48

7.5 Pathway & Landscape Lighting	48
7.6 Architectural Lighting on Houses	49
7.7 Exterior Lighting Related to Holidays.....	49
Article 8 Barbecues, Fireplaces, Wood Stoves, Fire Pits or Similar Items	49
8.1 Non-Permanent Outdoor Fireplaces, Firepits & Similar Items	49
8.2 Permanent Fireplace, Wood Stove, Fire Pits or Similar	49
8.3 Barbecues & Grills	49
8.3.1 Built-In Barbecues & Grills	49
8.3.2 Portable Barbecues & Grills.....	50
Article 9 – Wrought Iron, Aluminum or Galvanized Steel Fences	50
9.1 All Fences – General Characteristics & Requirements	50
9.2 Pool Fences	51
9.3 Decorative Fencing	52
9.4 Perimeter Fences	52
9.5 Patio Fences – All Homeowner Maintained Homes, Except Neighborhood 38 (NH 38) Courtyard Homes (See Articles 9.7–9.9).....	53
9.6 Porch & Patio Gates	55
9.7 Neighborhood 38 (N38) – Perimeter Fences Characteristics	55
9.8 Neighborhood 38 (N38) – Perimeter Fence Requirements	55
9.9 Neighborhood 38 (N38) – Rear Patio Fence	56
Article 10 – Safety Rails, Safety Guardrails & Walls.....	56
10.1 Handrails & Safety Guardrails	56
10.2 Safety Rails, Walls and Seat Benches – Homeowner Built	57
10.2.1 Safety Rails on a Porch or Patio	57
10.2.2 Walls – Homeowner Built.....	57
Article 11 – Decks, Patios, Porches & Courtyards	58
11.1 Enclosure of Patios, Porches & Courtyard – General	58
11.2 Rear Porch Enclosure Under Original Roof or Full Integrated Extension....	58
11.3 Enclosure of Covered Porches	59
11.4 Patios (Patios, Decks or Raised Floor Surfaces)	59
Article 12 – Architectural Screening & Shade Devices	59
12.1 Awnings, Screens & Shades.....	59
12.1.1 Awnings – Stationary & Retractable.....	59
12.1.2 Screens & Solar Shades for Windows.....	60

12.1.3 Protection From Golf Balls – Golf Course Lots	60
12.2 Pergolas & Lattice Arbors.....	60
12.3 Trellises & Arbors	60
12.3.1 Trellises Must Meet the Following Requirements	60
12.3.2 Trellises	61
12.3.3 Landscape/Garden Enhancement Trellises & Arbors	61
Article 13 – Standard of Maintenance.....	62
13.1 Structural Maintenance	62
13.2 Metal Surface Maintenance.....	62
Article 14 – Landscaped Maintained Homes	62
14.1 Landscape Responsibility.....	62
14.2 Landscaped Maintained Homes – House Types	63
14.3 Cottage Rear-Yard Privacy Lattice Dividers & Trellises.....	63
14.4 Trees, Tree-Root & Tree-Root Reserve Program	64
14.5 Bedding Plants, Plant/Flower Containers, Tree Wells	65
14.6 Cottage Homes – Decorative Front-Yard Concrete Fences	65
14.7 Coating Driveways, Walkways, Front Porches & Rear Porches/Patios	65
14.8 Decorative Accessories	66
14.9 Rear-Yard Fences – Modification Approval Is Required	66
14.10 Exterior, Path and Landscape, Lighting/Lights.....	67
14.11 Exterior Painting Landscaped Maintained Homes/Houses	68
14.12 Patio Additions	68
14.13 Pools, Spas, Ponds & Hot Tubs.....	68
14.14 Roofing Repair Or Replacement	68
14.15 Solar Panel Installations	69
14.16 Wildlife Protection Fencing	69
Appendix A – Definitions & Terminology	70
Appendix B – Recognized Holidays	76
Appendix C – Native Trees & Resources on Native & Adapted Plants	77
Appendix D – No-Paperwork List	78
Appendix E – Prohibited Items & Structure List	82
Appendix F – Additional Guidelines Applicable to All Lots in the Designated Custom Home Neighborhoods 16C and 20.....	85

ARTICLE 1 – DESIGN GUIDELINES & MODIFICATIONS COMMITTEE AUTHORITY

1.1 DESIGN GUIDELINE’S PURPOSE

- a) Sun City Texas is an active adult community designed to blend into the visual character and natural surroundings of its site. It aims to minimize environmental impact, promote reasonable water and energy conservation principles, adhere to Firewise Guidelines and offer a visually pleasing environment.
- b) The Sun City Texas community was designed by its Developer with homes in closer proximity than typical subdivisions, and with open (versus privacy) fencing (or no fencing) between homes and neighbors. This design prioritizes appearance standards, emphasizing the need to define and uphold these expectations to respect and preserve the property rights and values of all residents.
- c) The Design Guidelines were established to maintain consistent community standards while protecting property values and rights for all residents. Specifically, the Design Guidelines are written:
 - 1. To establish criteria for the modifying the exterior of existing homes or rebuilding homes that have been severely damaged or destroyed.
 - 2. To provide a comprehensive framework and set of standards to guide orderly development of the community.
 - 3. To assist Sun City Texas homeowners in preparing applications.
 - 4. To assist the Modifications Committee (ModCom) in reviewing applications.
 - 5. To provide the Community Standards Director and the Covenants Committee with a foundation for their decisions related to the enforcement of community standards.

1.2 MODIFICATIONS COMMITTEE AUTHORITY

- a) The Declaration of Covenants, Conditions and Restrictions, Article 5, sets forth provisions with respect to architectural and design review and the formation of advisory committees. ModCom was established by the Board of Directors to maintain the integrity of the architectural and design character established by the developer and is maintained for the collective benefit of homeowners.
- b) ModCom, when necessary, creates subcommittees to assist with reviewing certain applications.
- c) The Covenants, Conditions and Restrictions require homeowners to submit a modification application to the ModCom before making any changes to the landscaping on their lot or to the exterior of their home.
- d) The Covenants, Conditions and Restrictions mandate that ModCom review all applications to ensure compliance with the Design Guidelines outlined in this document. The procedures for submitting a modification application and ModCom review process are detailed in Article 2 of this document.

1.3 PROCESS FOR CHANGES OR AMENDMENTS TO THE DESIGN GUIDELINES

- a) ModCom plays a primary role in proposing amendments to the Design Guidelines.

- b) The Board may direct ModCom to amend the terms of the Design Guidelines.
- c) The Developer has the right to direct ModCom to amend or change the Design Guidelines at any time, as long as the Developer owns any portion of the community or has the right to annex additional property in accordance with the Covenants, Conditions and Restrictions.
- d) The Design Guidelines may be changed or amended in the following two ways:
 - 1. The Board of Directors may direct ModCom to make changes to the guidelines.
 - 2. ModCom, in coordination with the Covenants Committee, may create and recommend changes to the guidelines for consideration by the Board of Directors. Copies of the proposed changes/amendments must be posted on the Community Association (CA) website for residents' comments for a minimum of two weeks.
- e) ModCom will respond to all residents' comments.
- f) After the resident review period, the Design Guideline are sent to the Covenants Committee for evaluation of their enforceability. The Covenants Committee will provide ModCom with recommended changes. ModCom will respond to all Covenants Committee recommendations.
- g) After addressing all recommendations from the Covenants Committee, the revised Design Guidelines are submitted to the Board for approval. Any changes/amendments to the Design Guidelines must be approved by the Board before they are implemented or enforced.
- h) The approved revised Design Guidelines will be filed with the County Clerk, Williamson County, Texas.

1.4 DESIGN GUIDELINES VIOLATION REPORTING

Any resident may report a suspected violation of the Design Guidelines by directly notifying the Community Standards Department or the Community Standards Director. The identity of residents reporting suspected violations will be kept confidential under the CA Privacy Policy.

1.5 APPLICABILITY OF CHANGES & AMENDMENTS TO THE DESIGN GUIDELINES

- a) Changes or amendments to the Design Guidelines are not retro-active; they only apply to applications reviewed after the date of an approved change. See Article 5.3, Paragraph 3 of the Covenants, Conditions and Restrictions.
- b) Applications are reviewed and acted upon based on the Design Guideline in effect at the time the application is submitted.
- c) If a previously approved application and permit expires 120 days after the approval date of a changed Design Guideline, and the work has not commenced, the homeowner must resubmit the expired application, which will then be evaluated based on the current Design Guidelines.
- d) If an approved project is in progress at 120 days, the expiration date may be extended upon request.

1.6 ENFORCEMENT OF THE DESIGN GUIDELINES

- a) The goal of the Design Guidelines and the Community Standards Department is to encourage compliance with community rules and regulations.
- b) Compliance with the Design Guideline is required of all homeowners, as detailed in the Sun City Texas Covenants, Conditions and Restrictions, Article 5, Section 5.8.
- c) The homeowner is solely responsible for the content of a modification application, supporting plans and the execution of any modification to the exterior of a home and the surrounding lot defined by the owner's property lines.
- d) The homeowner is also responsible for the maintenance and repair of the home and the lot in compliance with the Design Guidelines, as described in the Sun City Texas Covenants, Conditions and Restrictions, Article 6. Maintenance standards are detailed in Article 4 of this document.
- e) The Sun City Texas Community Standards Department has a staff of inspectors to ensure that the community-wide standards defined in the Design Guidelines are maintained throughout our community. They conduct random inspections and inspect approved modifications to confirm projects were completed according to the specifications in the modification application.
- f) The Community Standards Department follows standard operating procedures in the event of non-compliance, which includes written notification to the homeowner.
- g) When a non-compliance issue is referred to the Covenants Committee, the homeowner may request a hearing or the Covenants Committee may invite the homeowner to a hearing. All discussions are confidential.
- h) There are several possible actions that the Covenants Committee may take:
 1. The Covenants Committee will first try to resolve the issue with the homeowner.
 2. The Covenants Committee may refer to the Community Standards Department for further information.
 3. The Covenants Committee may recommend penalties, as governed by the State of Texas:
 - i. Fines may be levied.
 - ii. A Benefited Assessment may be levied, whereby the HOA hires an outside firm to mitigate the issue(s), and the cost is charged to the homeowner.
 - iii. Sanctions may be levied, such as prohibiting access to Sun City Texas amenities.
 4. If the homeowner disagrees with the Covenants Committee's ruling, they may appeal to the Covenants Committee and the Board.
 5. All unresolvable cases are referred to the Sun City Texas Board of Directors.

ARTICLE 2 – MODIFICATION APPLICATION PROCEDURES

2.1 HOMEOWNERS' RESPONSIBILITIES

- a) The City of Georgetown or another jurisdictional authority may require a permit, depending on the proposed change, alteration or addition. It is the homeowner's responsibility to ensure compliance with all permit requirements.

- b) The homeowner is responsible for all activities involved in modifying their house and property, regardless of who performs the work. These activities include, but are not limited to:
1. Completing and submitting an online application for modification, bearing the digital signature of the homeowner.
 2. Ensuring the accuracy of the application details and the work performed, regardless of who completes and submits the application.
 3. Executing the approved application, along with ModCom comments.
 4. Ensuring materials and equipment are not stored on community streets without specific permitting by the appropriate City of Georgetown agency.
 5. Repairing any damage to hardscape or turf areas due to improper unloading or movement across any neighboring or CA property.
 6. General maintenance of the worksite, such as trash removal and avoiding creating hazards or nuisances beyond what is reasonably expected during construction.
 7. Ensuring no debris is left on neighboring or CA properties after construction is completed. If the contractor leaves materials, the homeowner is responsible for their removal and restoring the site to its original condition.

2.2 HOMEOWNER APPLICATION/RESPONSIBILITIES

- a) Applications are available on the CA website (www.sctexas.org).
- b) Homeowners must use the current version of the application form. Any application using the obsolete form will be returned for resubmission. If assistance is needed, the Community Standards Customer Service office has a kiosk for residents to fill out and submit the digital application.
- c) No more than three projects may be addressed in an application.

2.3 FEE PURPOSE & AMOUNT

A one-time nonrefundable fee of \$50 is required to cover the cost of administration, materials and services. The fee applies per property, regardless of how many properties are owned by a single entity. The first application submitted upon a change of ownership will require a new \$50 fee.

2.4 COMMENCEMENT OF WORK

No work may start on any project governed by the Design Guidelines unless ModCom has approved an application, and the required permit has been issued.

2.5 FAILURE TO COMPLY

Compliance with the approved plan is the homeowner's responsibility. If any work begins before ModCom's review and approval of the application, the homeowner will be liable for all costs required to bring the work into compliance with the Covenants, Conditions and Restrictions, the Design Guidelines, and removing any non-compliant modifications (see Declaration of Covenants, Conditions and Restrictions Article 5.8). Also, the homeowner may be subject to sanctions by the Covenants Committee and/or Board of Directors.

2.6 PERMITS, APPROVALS & LICENSES

- a) Prior submitting an application, the CA strongly recommends that homeowners consult with the City of Georgetown permitting department.
- b) When a contractor is expected to secure all required permits on behalf of a homeowner, the homeowner is still responsible for ensuring that the appropriate permits are obtained.
- c) ModCom is not bound by any permit issued or approval granted by any other jurisdictional authority.
- d) If the plans submitted by a homeowner require a City of Georgetown or other jurisdictional authority, ModCom's approval of the project is not a guarantee that the agency will issue a permit. If the agency requires any changes to a project, those changes must be resubmitted to ModCom for approval to ensure that the project remains in compliance with the Design Guidelines.
- e) To the extent that any aspect of a project is governed by public law or by one of the community's Governing Documents, the most restrictive standard will apply.

2.7 REVIEW & APPROVAL PROCESS

- a) Reviewing body:
 - 1. ModCom reviews completed applications when changes to a lot or the exterior portion of a house are proposed.
 - 2. Typically, applications are reviewed without a hearing with the homeowner. The review is based on the information contained in the application.
- b) Possible outcomes of the review process:
 - 1. "APPROVED": Application is approved and a permit is issued.
 - 2. "APPROVED AS NOTED": Application is approved with conditions, and compliance with the condition is mandatory.
 - 3. "RETURNED": Application is returned for missing critical information.
 - 4. "DISAPPROVED": Application is disapproved, and ModCom must provide the reason(s) and a specific Design Guidelines reference for the disapproval.
 - 5. "VARIANCE": If an application is not in compliance with the Design Guidelines, ModCom may recommend a variance from the Design Guidelines, which the developer must approve (see Article 2.9.(c)). If granted, a permit will be issued.

2.8 NON-LIABILITY FOR PLANS

Article 5.7 of the Declaration of Covenants, Conditions and Restrictions includes a disclaimer of liability or responsibility of ModCom for the approval of plans and specifications.

- a) Reviewing Timeline: ModCom aims to respond to the homeowner within 30 days, and will respond within 60 days of the submission. Each application is treated separately.
- b) Commencement and Completion Deadlines:
 - 1. The project must start within 120 days from the date of the approval (see Section 5.4(c) of Declaration of Covenants, Conditions and Restrictions) and must be completed within 60 days after work begins. If not, the homeowner must resubmit the application for an extension. The length of an extension is at ModCom's discretion.

2. Landscaping of homeowner- maintained lots must be completed 90 days after closing, as provided in Article 4.3.
 3. Failure to meet deadlines may result in enforcement by the Community Standards Department or Community Standards Director and Covenants Committee.
- c) Variances: Homeowners may apply for variances for enhancements, products or changes when unique circumstances exist, such as unusual topography, natural obstructions, hardship considerations, seemingly too strict or too precise a requirement in light of the particular circumstances under review, aesthetic and/or environmental considerations or other ModCom considerations (see Section 5.6 of the Declaration of Covenants, Conditions and Restrictions). Once a variance is approved by ModCom and Community Standards Director, the variance is then forwarded to the developer for final approval and must do the following:
1. Be compatible with the surrounding neighborhood.
 2. Include detailed information, photographs, product description, installation location and other relevant information.

2.9 ERRORS THAT AUTHORIZE NON-CONFORMING IMPROVEMENTS

If ModCom approves a non-conforming improvement or change by error, that approval does not set a precedent for future applications nor is it subject to retracting the approval. However, if the approval was based on inaccurate or incomplete information, ModCom may require corrections to bring the non-conforming element into conformance and subject to other remedies by the CA.

2.10 DISAPPROVED OR RETURNED APPLICATION, RESUBMITTAL & APPEAL PROCESS

- a) Returned Applications: These require additional information or clarification and may be resubmitted.
- b) Disapproved Applications: In direct conflict with a Design Guideline, homeowners can:
 - Option 1: Resubmit with the requested information.
 - Option 2: Request a meeting with ModCom to discuss the disapproved. At the meeting, ModCom will review the application after considering the additional information provided.
 - Option 3: Resubmit after resolving the conflict with the Design Guidelines (only two resubmittals is allowed).
 - Option 4: If disapproved again, ModCom will provide a written explanation, and the homeowner can appeal to the Board by submitting a request in writing (including email), to the CA's Executive Director, 2 Texas Drive, Georgetown, Texas 78633.

2.11 NO-PAPERWORK LIST & PROHIBITED ITEMS AND STRUCTURES LIST

The No-Paperwork List allows homeowners to make certain modifications without submitting an application, as long as they meet Design Guidelines. If a modification does not meet the guidelines, homeowners must either correct it or submit an application explaining why the Design Guidelines are not met. See Appendix D for the No-Paperwork List and Appendix E for the Prohibited Item and Structure List.

ARTICLE 3 – ARCHITECTURAL REQUIREMENTS

3.1 HARMONY OF DESIGN

Any addition, alteration, repainting or renovation to the exterior of an existing home must match the original home's design style, detailing, materials and construction. For additional information regarding Custom Homes, see Appendix F.

3.2 ALLOWED MATERIALS

- a) All materials used in maintenance, replacement, repair, additions and alterations must match the original construction in color, composition, type and attachment method. For information pertaining to solar system installation, see reference Section 6.6.
- b) Paint color changes require the approval from the Community Standards Director.

3.3 ROOFS

3.3.1. ROOF PITCH (SLOPE)

- a) Any alteration or improvement to the current existing roofs or any new or altered roof must have a minimum positive roof slope of between 2 inches and 4 inches per foot (2:12 to 4:12).
- b) Any new roof height must not exceed the existing roof height of the house.
- c) Any new roof height must not be lower than the existing eave height. Roof eave overhangs must match the house's existing eave overhang.
- d) A minimum vertical clearance of at least 8 feet must be maintained between the lot grade or finished surface and the nearest overhead obstruction.

3.3.2. ROOF PITCH (SLOPE) PATIO COVER, LAMINATED ROOF PANELS (FOAM-CORE, METAL SKIN)

Laminated roof panels and similar roofing systems must have a minimum positive roof slope of one-half inch per foot (.5:12) or greater. Applications must include manufacturer's design criteria and warranty provisions. Roof slopes less than 0.5:12 are prohibited.

3.3.3. ROOF DRAINAGE

All roofs, gutters and downspouts must drain onto the homeowner's lot.

3.3.4. ROOF REPAIR OR REPLACEMENT

- a) Complete shingle replacement must be in the original color choices provided in Series 100 through 400 houses. If a different shingle color other than an original color is proposed, a 4 inches by 4 inches sample of the roofing material must be submitted with the application.
- b) Partial roof replacement of composition/asphalt shingles must cover the entire slope where damage occurred. Partial roof replacement shingles must be identical to the existing shingles.
- c) Roof patching using shingles identical to the existing roof is allowed in emergency situations to avoid damage to the house's interior. Prior ModCom approval is not required when immediate roof patching or partial roof replacement is necessary due to weather or

other damage. An application must be submitted after the repair is completed.

- d) Adding, removing or extending existing ridge vents in the same color as the shingles, or replacing static vents (turtle vents) with ridge vents does not require an application. A City of Georgetown building permit is required.
- e) Approved shingle color samples are available on the CA website (www.sctexas.org) and at the Community Standards Department. A City of Georgetown building permit is required.
- f) New shingles must carry a warranty that is equal to or better than the warranty of the existing shingles.

3.3.5. ROOFING MATERIAL

Approved roofing materials are asphalt, composition, metal or solar shingles, all other roofing materials are prohibited. For Custom Homes, see Appendix F.

3.4 FREE-STANDING STRUCTURES

- a) All free-standing structures, such as storage sheds, dog houses, gazebos and similar structures, are prohibited.
- b) Free-standing arbors, trellises and screening structures for ground-mounted ancillary equipment are allowed.
- c) Temporary plant shelters, such as a small portable greenhouse, may be used only in rear yards to protect outdoor plants from frost damage during the typical frost season: November 16 to March 15. Outside of this period, shelters must be dismantled and removed from view.

3.5 ROOM ADDITIONS

3.5.1 PERMITTED ROOM ADDITIONS

- a) Room additions to existing houses are only permitted when space under the original roof is enclosed or when under an integrated roof extension.
- b) The exterior of any room addition must be finished consistent with the design, style and appearance of the original house, including walls, windows, eaves and any other feature.

3.5.2. SETBACK LINES

All additions to existing homes shall be built within the setback lines established and recorded for the lot.

3.5.3. DESIGN & CONSTRUCTION

The following conditions must be followed during all design and construction work:

- a) All construction materials and equipment must be stored in front of and/or behind the house only. Storage on the sides of the house, on the street or CA/developer-owned property is strictly prohibited. These areas may also not be used for waste disposal.
- b) All construction debris to be disposed of by the contractor or their sub-contractors must be removed from the construction site by the end of each workday.
- c) The homeowner is responsible for ensuring that all structural, electrical and plumbing

elements of work is certified by appropriate engineers, as required by the City of Georgetown.

- d) The Architectural Advisory Group will determine the maximum size of any addition, based on such factors as setback, neighbor views, lot size and configuration and overall aesthetics.
- e) Portable heating, ventilation and air conditioning window (HVAC) units are prohibited. Through-the-wall units, existing HVAC units, or new systems to replace or supplement the existing one, will be allowed.
- f) All additions must match the existing house in wall materials, roof, windows, doors and finishes.

3.6 REPAIR OR RECONSTRUCTION DUE TO DESTRUCTION/SIGNIFICANT DAMAGE

Homeowners have several options to repair or reconstruct the house:

- a) The homeowner must clear the lot of all debris within 1-month.
- b) Select one of the following courses of action:
 - 1. Repair or reconstruct the house and the landscaping consistent with the original construction within 12 months. An application is required.
 - 2. Repair or reconstruct the house and the landscaping consistent with the original construction plus any or all previously approved modifications within 12 months. An application is required.
- c) Any plan that deviates from the originally approved house plan requires an application.
 - 1. ModCom will consider how it fits within the architecture of the neighborhood and compliance with the Design Guidelines.
 - 2. The Architectural Advisory Group will review the application.
 - 3. For Custom Homes, builders are prohibited from building the same or similar model on adjoining lots or lots across the street from each other.
 - 4. The placement of any equipment, not otherwise provided for in the Design Guidelines, requires an application and ModCom approval.

3.7 DOORS & WINDOWS

3.7.1 DOORS – VENTS & PET

- a) A pet door must open into an enclosed fenced-in area.
- b) A pet door may not be installed in a roll-up garage door.
- c) A pet door may be installed in a side-entry door or rear door within an enclosed fenced area.
- d) A vent may be installed in any side-entry door.
- e) Vents may be installed in a roll-up garage door:
 - 1. Vents must be a “one piece” aluminum module type that consists of an integrated flange and horizontally louvered exterior plate with a 1/8 inch or denser internal screen and an inner flange.
 - 2. Vents must fit within a single panel section of the door and must fit tightly to prevent the entry of moisture, debris or wildlife.
 - 3. Two vents may be installed either in the top or bottom door panels.

4. A “blank panel” must be same color as the door and mounted flush on the panel.
5. Vent design must be the same color and style as the existing door.

3.7.2. DOORS – SECURITY, STORM & SCREEN

- a) Custom security doors, storm doors and conventional screen doors must fulfill their intended function while maintaining the house’s design integrity.
- b) All security, storm and screen doors require an application.
- c) Storm doors and conventional screen doors must be either a full-view, or two-pane combination type, typically featuring an upper glass panel and a lower screen panel.
- d) Retractable screen doors must be made of materials that complement the existing house color scheme, and must be mounted directly to the door frame opening.
- e) The screen enclosure of the front entry area is prohibited.
- f) Screen colors must be dark bronze, black, charcoal, taupe or tan.
- g) Frame colors must match the color of the existing door frame or complement the color of the screen and color scheme of the house.

3.8 KNOX BOX® PROGRAM

The City of Georgetown Fire Department has a secure residential access program entitled “Knox Box”®.

- a) The Knox Box® must be installed near the house’s front door.
- b) No other box locations will be considered.
- c) The Knox-Box® comes in black, bronze, cream or nickel (matte finish) and cannot be repainted any other color.

3.9 DOOR OR GARAGE DOOR OR WINDOW REPLACEMENT

- a) An application is not required if the replacement windows are the same color and style as the original window. An application is required to change to a different color or style of window. The homeowner must provide pictures, color, locations and dimensions with the application.
- b) All replacement doors must be of the similar design, material and color as the original door. An application is required if a change is made to the door design, material or color. The homeowner must provide pictures, colors and illustrations with the application.
- c) Replacement garage doors must be a similar style and painted the original door color. Panels with windows may be added. The homeowner must provide pictures, colors and illustrations with the application.
- d) Decorative glass inserts may be installed in solid doors. They may not include any colored glass; however, ModCom may consider inserts with limited use of colored glass.
- e) All windows (grids/muntins) must match in color, style and configuration on each side of a house.

3.10 EMERGENCY REPAIR OF DOORS OR WINDOWS

- a) A homeowner may have temporary emergency repairs or replace windows and doors to provide home security and weather protection.

- b) An application for a permanent solution is required within 60 days after the emergency repair.

3.11 DOOR PEEPHOLES/VIDEO DOORBELLS

- a) An outside monitoring device either a door peephole or a video doorbell near the front door is allowed.
- b) One garage door remote entry keypad is allowed to be mounted on the frame of a garage door.
- c) Acceptable colors for these devices are white, cream, brass, bronze, black or nickel.

3.12 DRIVEWAY WIDENING

- a) Widening a driveway must replicate developer-installed driveways.
- b) Additional areas adjacent to the driveway must not extend more than 2 feet on either side of the driveway.
- c) The width of a driveway at the curb must be no more than 30 feet.

3.13 AMERICANS WITH DISABILITIES ACT (ADA)

Changes to the exterior of the home and surrounding property required for accessibility by an occupant who is disabled must conform to the ADA Standards for Accessible Design.

3.14 EXTERIOR PAINTING & COLOR CHOICES

- a) Homeowners must submit a Modification Application for approval when requesting changes in the exterior paint color.
- b) If a homeowner is repainting their house (in full or in part) using the existing paint color scheme, no application is required. However, any changes the existing color scheme do require an application.
- c) All paint colors must be in accordance with the Pulte/Del Webb color palette selections available online or in the CA office. The following conditions shall also apply:
 - 1. Colors designated for stucco, trim and accent colors are restricted to their designated areas. ModCom will consider approving paint colors restricted to designated areas for other areas on brick homes.
 - 2. All references to paint and paint colors also apply to “stain,” as it may be used to finish exterior surfaces.
 - 3. Flat, semi-gloss and low-sheen are allowed.
 - 4. Series 100 houses must use at least two exterior colors.
 - 5. Series 200, 300 and 400 houses must use three exterior colors.
 - 6. Gutters and gutter guards must be painted to match the trim color of the house. Downspouts must be painted to match primary color of the house.
 - 7. If changing exterior paint colors, acceptable palettes can be found in the Community Standards Customer Service Office. Once a color is determined, an application must be submitted to ModCom for review. ModCom may then forward it to the Community Standards Director for final approval.
 - 8. Paint colors used in the Northpoint and Retreat neighborhoods are not to be used in

other neighborhoods.

9. Landscape Maintained Homes (LMH) are restricted, as per Article 14.11.

3.15 COLOR COATING – DRIVEWAYS, SIDEWALKS, PATIOS & PORCHES

Color coating of driveways, sidewalks, patio and porch (if not enclosed) floor surfaces are allowed with an application.

- a) Any surface treatment must conform to the original house design and be compatible with neighborhood.
- b) The allowed colors are available on the CA website (www.sctexas.org) and in the Community Standards Department or Community Standards Services Office.
- c) Color coatings with texture to prevent slipping are allowed and encouraged.
- d) Coatings resulting in a stamped or template pattern or a definite multi-color appearance are prohibited.
- e) Asphalt paving, gravel or any other loose material is prohibited.
- f) Only Custom Homes may use aggregate or stamped concrete.
- g) Sidewalk, patio and porch surfaces may have a stenciled pattern or simulated grout lines.
- h) The color of the overlay must be compatible with the color scheme of the house.
- i) Decorative borders are permitted and must be at least 6 inches to 8 inches in width.
- j) Decorative borders may be overlaid with a stenciled pattern to simulate mortar-set brick or stone.
- k) Reflective or painted house numbers on the street curbs are prohibited.

ARTICLE 4 – RESIDENTIAL LANDSCAPING

4.1 TRINITY AQUIFER RECHARGE ZONE

- a) Sun City is located within the Trinity Aquifer Recharge Zone. It is important that the community protect this natural and limited resource by using smart water conservation, native and adapted Texas plants and xeriscape landscaping.
- b) Sun City is part of the City of Georgetown, Texas. Therefore, homeowners must adhere to all current City of Georgetown residential watering rules for irrigation of their landscapes.

4.2 HOMEOWNER LANDSCAPING STANDARD

Landscapes in Sun City are expected to conform to a standard of design and maintenance, as described below.

4.3 INITIAL LANDSCAPING PLANS

The homeowner of a new home must submit a detailed Initial Landscape Plan for the entire area of their lot within 90 days of closing. The plan must be submitted using the Modification Application and applicable worksheets. Homeowners are responsible for fully landscaping their entire lot within 120 days of plan approval. This deadline is automatically extended when City of Georgetown enacts new plant watering restrictions.

- a) Full landscaping must include:
 - 1. Planting beds with living plants planted in the ground across the full front of the

- house with at least one planting bed in the rear yard.
- 2. Lawn grass, ground cover or well-designed xeriscape/native plant beds covering the remaining non-hardscape areas of the lot.
- 3. Irrigation systems serving entire lots with spray heads for lawn and turf, and drip irrigation for planting beds on separate zones. Planting beds with plants requiring no supplemental watering can have their irrigation capped or shut off at the valve.
- b) Corner lot additional requirements: Unless the corner lot has less than 7 feet between a developer-installed wall or fence and the house, an additional planting bed is required in the side yard that faces the street.

4.4 EXISTING LANDSCAPING CHANGES

Homeowners wishing to modify the landscaping of their lots or modify the exterior of their homes should first consult the No-Paperwork List for changes that can be made without submission of an application and review the Prohibited Items and Structures List for items that will not be approved, even if included in an application.

Next, they must submit an application giving the following details:

- a) A drawing showing proposed changes in relation to the existing landscaping and hardscape features of the lot.
- b) Details of the proposed changes, including locations, irrigation choices, edging materials and types of non-plant materials (mulch/mulches or rocks) for each new bed or existing beds.
- c) Types of inert bedding material allowed are hardwood mulch, river rock, river pebbles, crushed stone, mulched leaves, decomposed granite and granite pebbles. Refer to Section 4.6.2 for excluded materials.
- d) Names, quantities, sizes and spacing of new plants.

4.5 IMPERVIOUS MATERIALS COVERAGE

Impervious Materials Coverage includes any ground cover that does not permit water to flow into the ground. The City of Georgetown Unified Development Code requires a residential lot to have no more than 65% of impervious ground cover, which includes the foundation of any structure.

4.6 DETAILED LANDSCAPE GUIDELINES

The following Guidelines apply to all landscaping styles in Sun City Texas, including lawn/shrub/flower style, and xeriscape/minimum water usage style. They apply to both Initial Landscape Plans and Landscape Modifications.

4.6.1 GUIDELINES PERTAINING TO ALL LANDSCAPES

- a) Irrigation settings must comply with current City of Georgetown watering regulations.
- b) Only hybrid Bermuda, hybrid Buffalo and hybrid Zoysia turf grasses are approved for lawn areas.
- c) Landscape fabric used in planting beds must be woven geotextile material that allows the free flow of water, air and gases.

- d) Planting beds must not create unsightly views or a drainage issues for neighbors.
- e) Planting beds are required across the full front of the house.
- f) If planting beds are edged, one or more of the following, in order of preference, must be used:
 - 1. Limestone blocks (often called chop block).
 - 2. Continuous concrete, paving blocks or formed concrete.
 - 3. Steel, aluminum or high-density PVC strips, in green, black or brown.
- g) At least one planting bed in the rear yard.
- h) Requirements for creating planting beds around a mature tree are site-sensitive and will be determined by ModCom when reviewing an application.
- i) Installation of raised planting beds are not allowed within 2 feet of the property line to allow maintenance. Raised beds must not affect lot drainage.
- j) Materials used to fill planting beds shall consist of:
 - 1. Natural colored hardwood mulch.
 - 2. Decorative stone, rock or decomposed granite.
 - 3. Shredded leaf mulch may be used in stand-alone beds away from the foundation.

4.6.2 ITEMS PROHIBITED IN ALL LANDSCAPES

See Appendix E for the complete Prohibited Items and Structures List. When adding any items or structures to the landscape, the homeowner is encouraged to check the Prohibited Items and Structures List during the planning stage. Examples of prohibited mulches and inert landscaping materials include but are not limited to:

- a) Dyed mulches in colors other than black, brown or red.
- b) Ground or pulverized rubber mulch, highly reflective rock or bright white rock.
- c) Crushed glass, metal pieces or shavings.
- d) Artificially colored rock, pine straw, pine needles, hay, straw; grass clippings or other landscaping waste materials; twigs.

4.6.3 GUIDELINES SPECIFIC TO LAWN

- a) All non-impervious areas of a lot must be a combination of grass, groundcover plants, mulched plant beds, shrubs and xeriscape materials if desired.
- b) Use spray irrigation for lawn areas, adjusted to minimize water waste.
- c) Lawn and drip irrigation systems must operate on separate valves.
- d) Lawns must be mowed, edged and treated for weed control regularly.
- e) Lawns may be overseeded with rye grass for a “green” look during fall and winter.

4.6.4 GUIDELINES SPECIFIC TO XERISCAPE/MINIMUM WATER STYLE

Xeriscaping is a landscaping or gardening approach that greatly reduces or eliminates the need for supplemental water from irrigation. ModCom may limit use of gravel, rocks and cacti.

Xeriscape-style landscaping plans must be designed with multiple types of Color/Texture/Planting zones (a Color/Texture/Planting Zone is an area of plantings, turf,

living ground cover, hardwood/pine bark mulch and/or inert bedding material). Use of differing color and texture for planted areas and inert areas is a required aspect of a xeriscape design, with no extensive areas of a “desert” or “barren” appearance. Plans must show the changes required to the irrigation system on both the Initial Landscaping Plan and Modifications Application.

4.6.5 TYPES OF COLOR/TEXTURE/PLANTING ZONES

- a) Each Color/Texture/Planting Zone is an inert or planted area between 100 and 500 square feet.
- b) Turf areas must be covered completely by turf grass and/or living ground cover.
- c) Pathways, which are walkable areas of smooth stone and other similar material or packed mulch base with/without flagstones, do not require plants.

4.6.6 FRONT-YARD AND REAR-YARD PLANS

- a) Xeriscaped front or rear yards should have at least three Color/Texture/Planting zones.
- b) A minimum of one zone in each yard must be a planting zone.
- c) The balance of the yard may be any combination of differing Color/Texture/Planting zones or turf zones.

4.6.7 SIDE-YARD PLANS

- a) Any of the three types of Color/Texture/Planting zones may be installed in side yards if space permits. Adequate space is required for irrigation and property maintenance.
- b) Xeriscaped side yards will often have a pathway zone.

4.7 LANDSCAPING STANDARDS

Landscapes in Sun City are expected to conform to a standard of design and maintenance. Established lawns must be mowed, trimmed and edged for a neat and attractive appearance. Weeds must be controlled and not permitted to encroach into adjacent lots. Lawns and ground cover must not have bare spots. This is accomplished through:

- a) Hybrid Bermuda, hybrid Buffalo or hybrid Zoysia lawns, planting beds or other ground covers comprising 50–70% of each lot, excluding walkways, driveways, patios, ponds and other impervious material.
- b) Planting beds located across the front of the house and tree wells must have a layer of hardwood mulch/pine bark, decorative stone, rock or decomposed granite beneath the plantings.
- c) Trees, shrubs and lawns are well maintained:
 - 1. Trees with limbs that extend over streets, walkways and pathways must maintain limbs and canopies at no less than 8 feet in height from finished grade. Tree limbs must be at least 4 feet above the roofline.
 - 2. Plants and shrubs must be trimmed so that the house number placard is viewable from the street.
 - 3. Lawns must be mowed and edged regularly and treated for weed control throughout the growing season.

- d) Year-round removal of leaves, weeds and debris from lawn beds and tree wells is required.
- e) Xeriscape landscaping, designed to conserve water through major irrigation system changes and the use of drought-tolerant plants (not to be confused with “desert” landscaping), must maintain a well-planted appearance.
- f) Shrubs and plants must be pruned to maintain a neat and attractive appearance. The maximum height allowed is the bottom edge of the fascia/trim.
- g) Shrubs and plants must not interfere with the roof's gutter system of the house.
- h) All plants in flower bed areas must be trimmed so they do not inhibit pedestrian or vehicle passage through driveways, walkways and entryways.
- i) Shrubs must be planted a minimum of 6 inches away from the house.
- j) All shrubs and plants located within 5 feet of the street must not exceed 3 feet in height.
- k) Plants must be planted and remain at least 3 feet away from utility boxes, without impeding access.
- l) Vines and other climbing plants must not be allowed to grow onto the home's roof. They may be draped across trellises, arbors and other non-structural elements.
- m) Dead, dying, diseased or declining plants and grass must be removed or replaced. Leaves and other debris must be cleared from all flammable surfaces. This requirement does not apply to dormant shrubs, plants and vines.
- n) The use of organic herbicides and pesticides, landscaping products, native and adapted plants and Firewise-recommended plants are encouraged.
- o) Homeowners must properly dispose of all grass clippings, branches and yard debris. These materials must not be discarded in CA common areas or dumpsters, streets, storm drains, tree wells or neighboring lots.
- p) Planting beds must be maintained with a minimum 2-inch layer of approved hardwood/pine bark mulch or approved inert material.
- q) Bluebonnets may only be planted in planter beds and containers in landscaped yards.

4.7.1 XERISCAPE STANDARDS

- a) All xeriscape landscaping materials (river rock, mulch, decomposed granite, etc.) must remain within the approved configuration or boundaries, as outlined in the original approved xeriscape landscaping plan.
- b) As required, degraded xeriscape materials must be replenished to maintain the appearance outlined in the original xeriscape landscaping plans.
- c) All areas of inert material must be maintained to retain a weed-free appearance.
- d) Plants installed within an area of inert material must be irrigated. Dead, dying, diseased or declining plants and grass/ground-cover must be replaced with the same or similar plants included in the original xeriscape landscaping plan.
- e) Leaves, weeds and debris must be removed at least monthly.
- f) Xeriscape must not be permitted to revert to “Texas Natural,” as seen in the CA’s Level 3 and Level 4 areas.
- g) Introducing invasive species into the community is prohibited (see www.austintexas.gov/invasive).

- h) Unexpected plant growth is considered a weed and must be promptly removed.
- i) Blowing yard debris into a street, a neighbor's yard or a common area is prohibited.
- j) Planting beds must be maintained with a minimum 2-inch layer of approved hardwood/pine bark mulch or approved inert material.
- k) Bluebonnets are allowed in xeriscaped yards while in bloom. When no longer in bloom, all remaining plant material must be removed from the yard.

4.8 LANDSCAPING LOT DRAINAGE

- a) When additions, alterations, renovations or landscaping changes are made to a detached house, no homeowner may alter the original drainage on the lot to increase the discharge of water onto an adjacent property or common areas.
- b) Homeowners are responsible for all drainage issues and retaining/neighborhood wall issues created from any landscaping and residential modifications.
- c) ModCom approval of an application does not relieve the homeowner of responsibility for drainage.

4.9 IRRIGATION/SPRINKLER SYSTEMS

- a) The Texas Commission on Environmental Quality in Title 30 Texas Administrative Code, Chapter 344, requires that only a Texas Commission on Environmental Quality licensed irrigator, licensed plumber, registered landscape architect or the homeowner may modify their residential irrigation system.
- b) The homeowner is encouraged to use water-saving landscape measures, such as efficient irrigation systems (e.g., rotor spray nozzles in turf areas and drip systems in planting beds), efficient irrigation practices, a properly maintained irrigation system, proper mulching and low water-use native and adapted plants.

4.10 DROUGHT-TOLERANT & FIREWISE PLANT USE

The use of native or adapted drought-tolerant plants and Firewise plants are recommended for all landscaping. Plants with low oil content; open, loose branching; drought-resistant; hold high moisture content in their foliage; easy to maintain; and require low water use are Firewise recommended. Sun City Texas is a certified "Firewise" community. The CA and each of its homeowner members share responsibility for maintaining our properties in compliance with Firewise standards. For additional information on the community's Firewise program, go to the CA website (www.sctexas.org).

4.11 PERMITTED GRASSES

- a) Permitted lawn grasses are hybrid Bermuda, hybrid Buffalo, and hybrid Zoysia.
- b) Common Bermuda and St. Augustine grasses are prohibited because they are highly invasive.
- c) Lawns may be over-seeded in the fall with annual or perennial rye grass to maintain an attractive appearance.
- d) Artificial turf is not allowed in Sun City Texas. ModCom will consider applications for Putting Greens to be installed in rear yards. Residents are responsible for adhering to City

of Georgetown requirements.

4.12 LAWN COLOR ALTERATION

The natural change in lawn color due to seasonal changes, such as drought or excessive moisture, should be expected and appear throughout the community. Changing natural lawn color using dye, paint or other coloring agent is prohibited.

4.13 GROUND-MOUNTED EQUIPMENT SCREENING

Screening HVAC units and generators is optional, although:

- a) Plants may be used for screening.
- b) Structures used for screening must be compatible with the design, materials and color of the house.
- c) White structures are prohibited.
- d) A screening structure must be no higher than 4 feet.
- e) Maintain sufficient clearance for proper air circulation between structures, plants and equipment.
- f) The structure must not encroach on neighboring or CA property.
- g) Any other use of the approved screening structure, including storage of tools, materials, trash, recycling containers, or similar items is prohibited (see Diagram 4.1).

Example 4-1: Acceptable Screening Examples



4.14 HEDGES ALONG PROPERTY LINES

A hedge is a continuous row of plantings, like a fence or boundary, formed by a dense row of shrubs or trees with their lower branches intact.

- a) Plantings must preserve views and must not:
 - 1. Impose a complete visual barrier between neighboring properties.
 - 2. Conflict with the open plan of the community.
- b) Hedges may be acceptable for homeowners on the edge of the community that are adjacent to major community streets or to Sun City Texas CA recreational facilities, such as pools, tennis courts, pickleball courts and similar facilities with an approved application to install an evergreen hedge.
- c) Mature hedges are allowed to grow together in the rear yard only and must be maintained at a height no taller than 4 feet. Hedges along the property line in the front yard are prohibited.

4.15 SIDE-YARD ACCESS, TREE WELLS & EDGING

- a) The landscaping, construction or placement of tree wells and landscape beds in a home's side yard must allow a minimum clearance of 30 inches from the side property line on at least one side of the house, to allow access for lawn mowers or other equipment without encroaching on neighboring property.
- b) Outside edges of all tree wells must be at least 6 feet from the nearest tree.
- c) Edging is meant to:
 - 1. Define planting beds, tree wells and separation from areas of differing turf.
 - 2. Contain areas covered with inert material.
 - 3. Be defined by use of green, brown or black-coated aluminum, steel or high-density polyvinyl chloride, limestone block edging or continuous concrete edgings.
 - 4. Subject to the provisions of Article 4.8.

4.16 CORNER LOT TRIANGLES (SIGHT TRIANGLE)

- a) Trees must not be planted within the "sight triangle," which is an area beginning at the curbs' intersection and to 25 feet down each curb line. Connecting those points completes the triangle.
- b) Trees or tall plants (at any stage of maturity), which are taller than 3 feet or tree branches lower than 8 feet, where they obstruct motorists' views of oncoming traffic, are also prohibited in the sight triangle.
- c) Restrictions on planting in the sight triangle can be found in the City of Georgetown Unified Development Code.

4.17 VEGETABLE/HERB GARDENS

- a) Homeowners may have no more than two vegetable/herb gardens that must be:
 - 1. A maximum of 100-square feet for each vegetable/herb garden bed.
 - 2. Located in the rear yard behind the house and not visible from the front of the house.
 - 3. May be no longer than 20 feet in any one direction.
- b) Vegetable/herb garden placement and structure must comply with all provisions regarding drainage (see Article 4.8).
- c) Raised vegetable/herb garden beds must:
 - 1. No taller than 3 feet above the developer's finished grade.
 - 2. Use limestone block, metal edging, paving blocks or formed concrete.
 - 3. If concrete blocks are covered with stucco, they must be painted to match the main color of the house.
 - 4. Plain concrete blocks, railroad ties or treated lumber are prohibited.
 - 5. Green or brown commercially designed garden beds made of high-density polyethylene may be used.
- d) Irrigation lines, if there are any, must be hidden from view.
- e) Vegetable/herb gardens must not create an unsightly visual appearance or drainage problem.
 - 1. Vegetable/herb gardens on golf course lots cannot be located within 20 feet of the

- rear property line.
- 2. Vegetable/herb gardens on corner lots must be screened from the side street view.
- f) All vegetable/herb gardens must be maintained at all times to prevent an unsightly visual nuisance or a host for undesirable insects or other vermin.
 - 1. The homeowner must keep the area free of weeds, woody growth, uncontrolled vines, dead or dying plants and debris.
 - 2. The use of supporting structures, such as poles, cages and trellises, must be colored green, brown, black or naturally oxidized, whether wood or metal.
 - 3. Streamers and reflective materials are prohibited.
- g) Fencing provisions are the same as Article 4.21.
- h) Vegetables/herbs may be interspersed in the rear-yard beds adjacent to the house.

4.18 NEIGHBORING PROPERTY RIGHTS

- a) A homeowner has the right to trim only the portion of a tree or shrub that extends across their property line from a neighboring property, including CA property or City of Georgetown property. However, homeowners are encouraged to coordinate any planned tree or shrub trimming with their neighbors.
- b) Homeowners are not authorized to enter a neighbor's property, CA or City of Georgetown property to trim trees or shrubs.

4.19 TREE PLANTING, REMOVAL & REPLACEMENT

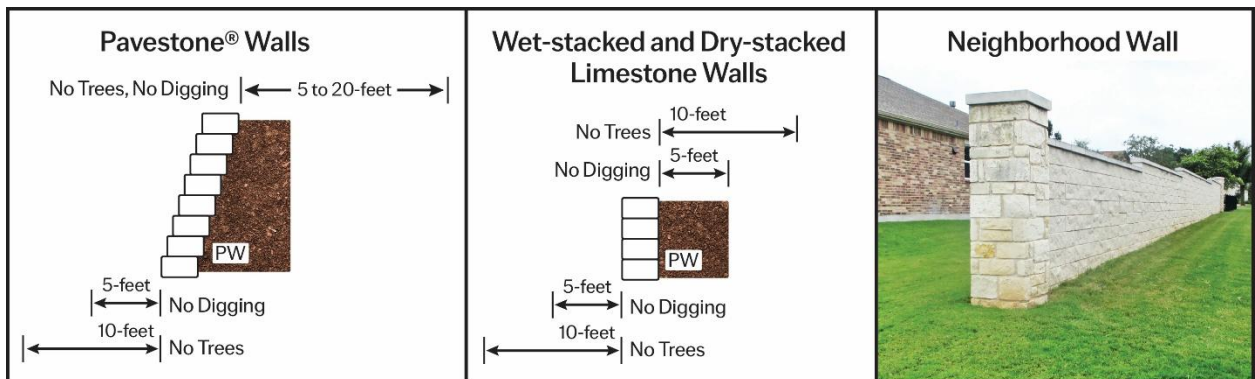
- a) Trees suitable to the Community's environment may be planted on residential lots within the property line, with the following exceptions:
 - 1. Golf course lot: Trees must be planted so that the tree trunk is no closer than 20 feet from the rear property line. ModCom may approve alternative planting schemes when it is concluded that there will be no impact on the view from any other golf course lots.
 - 2. Corner lot: Trees must not be planted within the sight triangle.
 - 3. Interior lot: Trees must be planted at least 10 feet from a shared property line. ModCom may consider alternate locations.
- b) Dead or terminally diseased trees must be removed as soon as such condition is recognized, with appropriate measures taken to prevent the spread of disease. An application and plot plan indicating the removal location must be submitted in the next available ModCom meeting.
- c) Homeowners should seek the advice of a certified professional arborist when the health of a mature native tree is in question.
- d) Healthy, naturally occurring trees on the list of native trees in Appendix C cannot be removed or cut down without an application approval from ModCom.
- e) Healthy trees less than 19 inches in circumference, measured 12 inches from the ground, may be removed or cut down without an application.
- f) Tree removal must include all debris and the remaining stump or cutting the stump to ground level.
- g) Front-yard trees are encouraged but not required.

4.20 LANDSCAPING NEAR RETAINING/NEIGHBORHOOD WALLS

Guidelines and Restrictions for landscaping adjacent to developer installed retaining/neighborhood walls.

- a) Diagram 4.2 illustrates the restrictions that apply to all landscaping near these walls, whether the walls are on the property boundaries or not.
- b) All shrubs and trees must be planted a minimum of 10 feet back from both the top and bottom of a retaining wall.
- c) Any damage to these walls and/or the surrounding property will be the responsibility of the homeowner who has violated these restrictions.
- d) No drilling into a developer-installed wall shall take place.
- e) No digging into the ground is permitted around a developer-installed wall (see diagram 4-2) except for the installation of:
 1. Lawn grasses.
 2. Ground-cover plantings.
 3. Inert material or hardwood/pine bark mulches.
 4. Fence posts that are installed 8 inches or more from the wall and observe Article 9 guidelines.

Diagram 4-2: Modifications Prohibited Adjacent to Developer-Installed Retaining/Neighborhood Walls



4.21 WILD ANIMAL PROTECTION FENCING

- a) Appearance and Maintenance:
 1. All wild animal protection fencing must be maintained in good order and appearance.
 2. New material is preferred; however, previously used or recycled materials consistent with the community's standards are permitted.
- b) Tree and Shrubbery Protection:
 1. Wild animal protection fencing is permitted around trees and shrubbery.
 2. Materials around trees must be:
 - i. Made of plastic tubes or wire metal fencing manufactured/modified for the

- purpose of protecting a tree.
 - ii. No more than 6 feet in height.
 - iii. Green, brown, black or naturally oxidized in color and must be installed within 6 inches of the tree trunk.
- 3. Mesh material used around shrubbery must be:
 - i. No more than 4 feet in height.
 - ii. Green, brown, black or naturally oxidized.
 - iii. Installed within 6 inches of the shrub dripline.
- 4. Supporting stakes for mesh materials must be:
 - i. Made of plastic or coated metal material.
 - ii. Green, brown, black or naturally oxidized.
 - iii. Must not protrude more than 6 inches above the mesh.
- 5. Wildlife netting is typically draped over the plant without supporting stakes. Netting must be made of lightweight material specifically manufactured to protect plants from wildlife and must be minimally visible from the street.
- 6. Metal fencing with an appearance similar to the fencing requirements addressed in Article 9.1 may be used; however, an application is required.

4.22 RAIN BARRELS (DOMESTIC RAINWATER HARVESTING)

An application with a diagram showing the location of each barrel is required for the installation of all rain barrels and domestic rainwater harvesting equipment.

- a) The components of a rainwater harvesting system are: catchments (roof), conveyance system (gutters, downspouts and piping), storage (rain barrel), filtration (debris removal mechanism) and distribution system.
- b) A maximum of six rain barrels per residential property is allowed, including cement pads or risers. Barrels must be grouped in no more than three sets of one or two barrels each.
- c) Rain barrels must be located within one foot of the house and placed in the rear yard. Barrels or associated mechanical equipment must be screened from the street and neighbor's view by evergreen plants and/or latticework.
- d) The size and capacity of rain barrels is a maximum of 200 gallons.
- e) Downspouts may be relocated or rerouted solely for the purpose of rainwater collection. All modified gutters must match the rest of the house gutters.
- f) Only containers manufactured for rainwater harvesting may be used. These barrels must be made of plastic, fiberglass or concrete.
- g) Rain barrels and associated equipment must be in a color consistent with the home's color scheme, as approved by ModCom.
- h) Barrels must be placed on a concrete pad, landscaping pavers or other solid impervious material to avoid tipping and settling.
- i) The homeowner is responsible for the use of a domestic rainwater harvesting system (rain barrels). Any overflow must follow the original property's drainage pattern. The homeowner is liable for any water pooling or impact on an adjacent property.
- j) The homeowner is also responsible for preventing insect larvae infestations within the domestic rainwater harvesting system.

4.23 COMPOSTING GUIDELINES

Composting is only allowed in containers/bins specifically designed for composting where the composting materials are confined within the container.

- a) Placement of the container:
 - 1. Maximum 5 feet from rear plane of the house.
 - 2. Risers or frames supporting the container must be placed on a concrete pad or landscaping pavers.
 - 3. Prohibited in front and side yards.
- b) Allowable containers:
 - 1. Only rigid, plastic containers designed for composting are allowed.
 - 2. Composting equipment must be of a color consistent with the color scheme of the home, as approved by ModCom.
 - 3. Maximum of two containers per lot.
 - 4. Maximum capacity of 60 gallons or 8 cubic feet. The homeowner is responsible for odor, insect and vermin control.

ARTICLE 5 – ACCESSORY FEATURES

5.1 POOLS, SPAS, HOT TUBS, PONDS & WATER FEATURES

All references to “pools, pool-spas and spas” include any similar water retention installation.

5.1.1 PONDS

- a) Ponds must be installed in-ground, no deeper than 18 inches.
- b) Two ponds per property are permitted, with one pond in the front yard and one in the rear yard.
- c) Ponds in the front yard must be located close to the front of the house and water features must not exceed 3 feet in height above the developer-finished grade.
- d) Ponds in the rear yard of the property must not exceed 4 feet in height above the developer-finished grade.
- e) Ponds in the rear yard may encroach into the rear yard setback but must be at least 3 feet from an adjacent property line.
- f) All ponds, whether considered a water feature with a waterfall or one that contains aquatic plants and fish, must have operational aeration/filtration systems to prevent stagnant water.
- g) Ponds must be drained only on homeowners’ property.
- h) Both the City of Georgetown and ModCom consider a pond to be an impervious cover. The City of Georgetown prohibits any construction that causes the lot to have greater than 65% impervious cover.

5.1.2 POOLS, SPAS & HOT TUBS

- a) All pools, spas and hot tubs must be installed in the rear yard of the house only.
- b) Spas and hot tubs may be installed in-ground or above ground. In-ground spas and hot tubs must not be visible from the street and must be screened from neighbors.
- c) All pools must be installed in-ground.

- d) A spa installation must include all screening required in Article 5.1.3 (see Example 4-1).
- e) Above-ground spa and hot tub installations must not exceed 5 feet in height above the existing grade level or may be installed on a patio/deck approved by ModCom if it complies with the specific height limitations for that portion of the property.
- f) Pools, spas or hot tubs must be at least 3 feet from any property line.
- g) All pools with spas must be fenced in accordance with Article 9.2 for safety and as required by City of Georgetown requirements. Sound-insulating material may be required for added equipment, such as pool pumps and heaters. Added equipment must be installed in the same side yard as the air conditioning/condenser unit.
- h) Pool, spas or hot tub drains must meet all City of Georgetown requirements and ordinances. No pools, spas and hot tubs can be drained onto any golf course, open space or any other property, whether common or residential.

5.1.3 POOL & SPA EQUIPMENT SCREENING

- a) All screening, whether structural or landscape, must be included in the application.
- b) All equipment must be adequately screened with a lattice-type screening structure or landscaping that reasonably obscures the equipment when viewed from the street. (See Example 4-1.) For corner lots, the equipment facing the side street must be screened from both the front and side views.
- c) Screening structures must match the home's primary color and materials and must not be higher than 4 feet above the lot's finished grade for lattice-type screening structures. If plant material is used to meet the objective of screening the equipment, it may be taller than 4 feet from the finished grade of the lot.
- d) The homeowner should allow a minimum clearance of 2 feet around the equipment to provide for adequate air circulation, but must not encroach or trespass onto a neighboring lot.
- e) The area between the pool/spa equipment and the screening material must not be used for storage.

5.2 FOUNTAINS

- a) Fountains may be installed in the front, side, rear or courtyard providing they do not detract from the neighborhood's overall landscape theme.
- b) Fountains in the front yard must not be higher than 3 feet above the finished grade of the lot. If a fountain is installed against the front wall of the house or against the front of the foundation pad, it may be a maximum height of 4 feet above the finished grade of the lot.
- c) Rear-yard fountains must not be more than 5 feet above the developer-grade of the lot. Fountains built as an integral part of a raised patio must not exceed 5 feet in height above the patio's walking surface.
- d) Lightweight material, which may be moved by wind, is not acceptable.
- e) All fountains must be a color, design and material that is compatible with the house and the community's overall architectural theme.

5.3 GARDEN HOSES, HOSE HANGERS, HOSE REELS & DOWNSPOUT TUBES

- a) Wall- or ground-mounted hose hangers and reels must be installed adjacent to a hose bib.
- b) Downspout extension tubes must not extend more than 50% of the distance from the foundation to the property line along the ground. Approved colors are green, brown or black.

5.4 ARTIFICIAL FLOWERS OR FOLIAGE

- a) Up to three arrangements of artificial flowers or foliage appropriate to the season are permitted only on porches or patios and in courtyard areas. The use of these items elsewhere is prohibited.
- b) Homeowners are responsible for keeping displays of artificial flowers and/or foliage in a presentable condition. Weather-worn and degraded materials are prohibited and must be removed or replaced.

5.5 MAILBOXES

5.5.1 DEVELOPER-INSTALLED MAILBOXES

- a) Only mailboxes of the kind installed by the developer are permitted. Custom Home neighborhoods may have different mailboxes.
- b) The color, size, appearance and location of mailboxes must be preserved. White lettering with the house number must be affixed to the door of the mailbox.
- c) Replacement of mailboxes, due to damage or excessive wear, are the responsibility of the homeowner. Replacement mailboxes must be of the same color, size, appearance, and location as the original developer-installed mailbox.
- d) It is acceptable to place bird spikes on the top of mailboxes, provided they do not interfere with the mailbox door's function or pose a risk of injury to the mail carrier. If bird spikes are installed on a mailbox, they must be painted to match the mailbox's black color. Both metal and plastic bird spikes are allowed.
- e) Holiday decorations may be temporarily attached to a mailbox and must meet the guidelines in Articles 7.2, 7.3 and Appendix B.

5.5.2 SECURE LOCKING MAILBOXES

A secure locking mailbox designed with one or two retrieval doors for both front and rear access is acceptable if:

- a) It meets US Postal Service standards and approval.
- b) It is properly post-mounted in the location of the original developer-installed mailbox.
- c) It is similar in design to the developer-installed mailbox.
- d) The size does not exceed 11.3 inches wide by 11.5 inches high by 20 inches deep.
- e) It is made of black galvanized steel.
- f) The address numbers are white and the same original style font.

5.6 LAMPPOSTS – ALL HOMES

Lampposts of any kind are prohibited on residential properties.

5.7 FLAGS & FLAG MOUNTS

- a) One permanent, ground-mounted flagpole may be installed on residential lots.
- b) Preferred locations are:
 - 1. The flagpole may be in the front or the back yard.
 - 2. The flagpole may be located on the left or right side of a lot but must not be closer than 20 feet from the side property line. The purpose of this restriction is to mitigate possible damage to neighboring property in the event of flagpole failure.
 - 3. ModCom may consider alternate locations for lots that do not or cannot meet the 20-foot requirement.
- c) The maximum height of the permanent, ground-mounted flagpole is 20 feet above the developer-finished grade.
- d) The ground-mounted flagpole must be rated by the manufacturer for 100 mph winds or more with one flag attached. The manufacturer's product and specification information must accompany the resident's application.
- e) The homeowner must install the ground-mounted flagpole using the manufacturer's installation procedure to ensure the 100-mph rating.
- f) The installation procedure from the manufacturer must include using concrete buried in the ground.
- g) The permanent, ground-mounted flagpole:
 - 1. Must be vertically plumb.
 - 2. Must be constructed of a corrosion- or rot-resistant material, such as aluminum, fiberglass or stainless steel.
 - 3. May be white, silver or bronze.
 - 4. May have an eagle or ball top ornament the same color as pole, or with brass finish.
 - 5. Must have all halyards securely fastened to minimize noise created by wind.
- h) The permanent, ground-mounted flagpole must be maintained to ensure structural integrity and to maintain an aesthetically pleasing appearance.
- i) Removal of native trees for installation should be avoided. However, if such removal is necessary, the homeowner must submit a separate application to ModCom.

5.7.1 HOUSE-MOUNTED FLAG BRACKETS

- a) Number of brackets:
 - 1. One single flag bracket.
 - 2. Two single flag brackets.
 - 3. One two-flag bracket.
- b) Approved bracket locations:
 - 1. Front-facing garage entries may have brackets on either side of the garage, attached to the front or side of the garage door frame. The bracket must be at least 5 feet above the driveway surface.
 - 2. Side-facing garage entries require bracket installation so that the flagpole is parallel to the street which the house faces.
 - 3. For front porch column(s), the bracket must be attached to the front or side of the column(s) at least 5 feet above the porch surface.

5.7.2 DISPLAY OF FLAGS

a) General:

1. Installations of both flag poles and flag brackets are not permitted.
2. Except US, Texas or Armed Service flags, no more than two flags may be on display at any time on one residential lot.
3. No flags may be flown in inclement weather unless they are designed to be all-weather flags.
4. No flags may be flown upside down or be allowed to touch the ground.
5. The flags must be in good condition, with no tears or fraying.
6. Flagpoles must be maintained. Any flagpole that has deteriorated or becomes structurally unsafe must be repaired, replaced or removed.
7. No added mark, sign, insignia, design or advertising of any kind may be added to any approved flag. Pennants, banners, plaques, signs or other device containing a rendition of the US flag is not permitted.
8. Flags or banners celebrating most holidays, including religious holidays, may be flown following the guidelines set forth in Article 7.2 regarding holiday lighting and decorations. See Appendix B for a list of approved holidays.
9. When displaying a national flag at half-staff, a black streamer may be used to designate that the flag is intentionally positioned at half-staff.

b) Display of the US Flag.

1. Consult US code, Title 4, Flag and Seal, Seat of the Government and the specific state for a detailed explanation of the rules regarding the display of the US flag and other government flags.
2. If the US flag is flown along with another flag:
 - i. On ground-mounted poles, the US flag must be in the top-most position on the pole.
 - ii. If two flags are displayed together on one house-mounted pole, the US flag must be in the top-most position on the pole.
 - iii. If two flags are displayed simultaneously on a house surface, the US flag must be on the left as viewed from the street.

c) Proper lighting is required for nighttime displays.

d) Flags on ground-mounted flagpoles:

1. Only the US flag, the Texas state flag or a US Armed Forces flag may be flown.
2. The size of the flags must be 3 feet top to bottom and 5 feet side to side.
3. The flag must be made of two-ply polyester to provide noise reduction to the flag flapping.

e) Display of other approved flags:

1. US Armed Forces flags and/or POW/MIA flags may be displayed at any time.
2. The US state flags and US territory flags may be displayed at any time.
3. College, university or sports team flags may be displayed at any time; however, their illumination is prohibited.

f) Display of other flags or banners:

1. The homeowner may request approval to display a flag or banner not listed above

- by submitting a photograph and description along with their application. Approval from ModCom is required before the flag or banner can be displayed.
2. An application to display the national flag of the homeowner's country of origin will be considered by ModCom, subject to the rules for displaying it alongside the US flag.
 3. The display of any flags of countries listed as state sponsors of terrorism by the US Department of State is prohibited.

5.8 STATUES, ORNAMENTATION & OTHER ACCESSORY FEATURES

Statues, other yard ornaments, accessory features or artifacts placed in the front, side or back yard areas, except for permissible temporary holiday decorations, must meet the criteria below.

5.8.1 BIRD BATHS, BIRD HOUSES, SHEPHERDS' HOOKS & BIRD FEEDERS

- a) Homeowners may install one shepherd's hook or pole-mounted bird feeder/bird house in the front of the house, within 6 feet of the home's front exterior wall or original foundation, with a maximum height of 6 feet. If a shepherd's hook or pole-mounted bird feeder/bird house is installed further than 6 feet from the front exterior wall or original foundation, the height must not exceed 3 feet from the finished grade of the lot.
- b) In the backyard, homeowners may maintain a combination of up to four of the following: bird feeders and bird houses mounted on shepherds hooks or metal poles, at a height not to exceed 6 feet from the finished grade of the lot. A standing bird bath may also be installed at a height not to exceed 3 feet. One tree-mounted bird house is allowed per residential property.
- c) On a golf course lot, no part of any item taller than 3 feet in height may be placed within 20 feet of the rear property line. ModCom may approve modifications of greater height if they conclude that there will be no impact on the view from any other golf course lot.

5.8.2 FRONT-YARD RESTRICTIONS

- a) No statues, ornaments, monuments, artifacts, potted plants or other landscape accessory features taller than 3 feet, measured from the developer-finished grade of the lot, may be placed in the front yard. On corner lots, the same 3-foot height limit applies to these items on the side of house facing the side street. A maximum of 10 items, visible from any single viewpoint, is allowed; this includes statues, monuments, ornaments, potted plants, bird baths and other accessory features.

5.8.3 OBJECTS ON THE DRIVEWAY OR ON/AROUND STORM DRAINS

- a) One potted plant or one free-standing portable object that is not more than 3 feet in height may be placed at each side of the garage door and adjacent to the wall of house.
- b) Placing items on or around storm drains is prohibited if they interfere with storm drain maintenance.

5.8.4 OBJECTS HANGING FROM TREES

- a) No statues, ornaments, monuments and artifacts or other landscape accessories (except bird feeders, houses, or baths) are permitted to be hung from trees in the front yard or side yard of corner lots.
- b) A maximum combined total of two bird feeders, houses or baths is permitted to be hung from trees in the front yard. For corner lots, a maximum combined total of three of these items is permitted between the front and street-facing side yard. In rear yards, a maximum combined total of four of these items is permitted.

5.8.5 WALL ORNAMENTATION

Wall-mounted ornamentation is allowed, with the following limitations:

- a) No more than two wall-mounted items may be viewable from any one direction.
- b) No single item or grouping of items may exceed 12 square feet.
- c) Each item must be non-reflective and finished to prevent rust, fading or damaging the house.

5.8.6 REAR-YARD FREE-STANDING STATUES, MONUMENTS, ORNAMENTS & OTHER ACCESSORY FEATURES

- a) Free-standing statues, monuments, ornaments and other accessories and artifacts located in the rear or side yards must not exceed 5 feet in height from the finished grade of the lot.
- b) A single item must not exceed 20 square feet in area.
- c) Swings, gliders and hammocks can be up to 6 feet in height from the finished grade.
- d) For golf course lots, no item higher than 3 feet at its tallest feature may be placed within 20 feet of the rear property line.
- e) A maximum of ten items, visible from any one viewpoint, is allowed, including statues, monuments, ornaments and other accessory features.
- f) In addition, up to 15 potted plants are allowed.

5.8.7 RELIGIOUS DISPLAYS

Religious displays on a resident's lot are allowed in accordance with Texas State Law.

However, such displays must not exceed the total number of ornaments outlined in Section 5.8.5 and must conform to established height limitations. Religious displays are prohibited if they:

- a) Threaten the public health or safety;
- b) Violate a law other than prohibition of the display of religious free speech;
- c) Contain graphics or language that are patently offensive to a passerby, are installed on CA-owned common area property, violate building lines, easements, or setbacks, or are attached to a traffic control device, lamp, fire hydrant, utility pole or fixture.

ARTICLE 6 – ANCILLARY EQUIPMENT

6.1 ANCILLARY EQUIPMENT – GENERAL REQUIREMENTS

- a) Roof-mounted electric or solar-powered attic fans are allowed.
- b) Window air conditioners and fans are prohibited.

- c) Exterior wall-mounted air conditioners and heat pumps for use in an enclosed patio, porch or garage must meet the following requirements:
 - 1. The wall-mounted unit must be installed in the rear or side of the enclosure.
 - 2. The bottom of the unit must be no higher than 12-inches from the interior floor surface, as measured from the floor surface to the bottom of the unit.
- d) Sound-insulating material may be required for added equipment, such as pool pumps and heaters. Added equipment must be installed in the same side yard as the air conditioning/condensing unit.

6.2 ATTIC FANS & SKYLIGHTS

6.2.1 ROOF-MOUNTED ATTIC FANS

- a) Electric: The standard location is on the rear portion of the roof and not visible from the street in front of the house. Electrical leads or connecting cables must run into the attic space and not across the roof. A City of Georgetown permit is required.
- b) Solar powered: Units may be placed anywhere on the roof to capture the required amount of sunlight. Only units that parallel the roof's slope and face the street side are permitted. A City of Georgetown permit is required.

6.2.2 SKYLIGHTS

- a) Skylight may be located any place on the roof. A City of Georgetown permit is required.
- b) Skylight shapes can be rectangular or tubular shaped but must not contain internal lighting.

6.3 ALLOWABLE ANTENNAS – SATELLITE DISHES

Satellite-dish antennas with a diameter of one meter (39.37-inches) or less, used to receive video (or other antennas protected under federal law or regulations), may be installed outside the house without prior approval from ModCom, as long as they are placed at the location with the highest priority for receiving a viable signal. See lists 6-1 and 6-2. All exposed cables and wiring must be routed at right angles and securely fastened to the house.

List 6-1: Placement Acceptability List – Houses on Interior Lots

1	REAR-YARD FASCIA. Anywhere on the rear roofline fascia.
2	LOWER REAR PORTION OF ROOF. On the portion of the roof that slopes toward the rear of the lot within 15 feet of the roofline. Must be at least 15 feet from the front of the house.
3	SIDE YARD FASCIA (as far back as possible). On the roofline fascia facing either side of the lot, except that the mounting location must be as close to the rear roofline as possible. Must be at least 15 feet from the front of the house.
4	ROOF. Any location on the roof of the home as long as the mounting location is not visible from the street in front of the house.

5	GROUND MOUNTED & SCREENED. Ground-mounted antenna in an area that is not visible from a street and screened from view. (See Example 4-1.)
6	ANY OTHER LOT LOCATION. Any other location on the home or lot that is screened from view. (See Example 4-1.)

List 6-2: Antenna Placement Acceptability List – Houses on Corner Lots

1	REAR-YARD FASCIA. Anywhere on the rear roofline fascia away from the side street.
2	LOWER REAR PORTION OF ROOF (away from side street). On the portion of the roof that slopes toward the rear of the lot within 15 feet of the roofline. Must be at least 15 feet from the front of the house.
3	SIDE YARD FASCIA (as far back as possible). On the roofline fascia facing either side of the lot, except that the mounting location must be as close to the rear roofline as possible. Must be at least 15 feet from the front of the house.
4	ROOF Any location on the roof of the house, as long as the mounting location is not visible from either the front or side street.
5	GROUND MOUNTED & SCREENED. Ground mounted in an area that is not visible from a street and screened from view. (See Example 4-1.)
6	ANY OTHER LOT LOCATION. Any other location on the house or lot that is screened from view. (See Example 4-1.)

6.4 TV, AMPLIFIED HDTV, CELLULAR PHONE BOOSTER/REPEATER ANTENNAS & BROADBAND ANTENNAS

These antennas may be located anywhere on the roof, as long as the antenna is hidden as much as possible from the front view of the house while still permitting adequate signal strength.

6.5 ANTENNA INSTALLATION – AMATEUR RADIO

6.5.1 GENERAL RADIO ANTENNA REQUIREMENTS

- a) Certain antennas may be installed on the house or homeowner's lot to facilitate the sending and/or receiving radio signals by residents that are federally licensed Amateur Radio Operators.
- b) Emissions from the antennas will be governed by the Federal Communications Commission Rules & Regulations.
- c) Antennas may be of the vertical or horizontal wire type or a combination of each.
- d) Temporary installations of Type 1, 2 and/or 3 antennas are allowed for a maximum of 30 days for testing.
- e) A maximum of three antennas may be installed.
- f) A copy of the homeowner's Federal Communications Commission Amateur Radio Operator License must be on file with Community Standards Department or Community

6.5.2 ALLOWED TYPES OF RADIO ANTENNAS

- a) Type 1 – Very High Frequency / Ultra High Frequency Dual-Band Vertical Antenna: These antennas must not exceed 12 feet in height, must be 2 inches in diameter at their widest point in their taper and must be mounted on the eaves, fascia or at the gutter edge of the house.
- b) Type 2 – High Frequency Ground-Mounted Vertical Antenna:
 - 1. These antennas must be ground mounted and must not exceed 44 feet in height above the developer-finished grade.
 - 2. Type 2 antenna are permitted only in the rear of the house and must be self-supporting (without guy wires). If the antenna is part of a ground-mounted flagpole, flagpole guidelines apply.
 - 3. Antenna may be constructed of metal, fiberglass or other suitable material.
 - 4. The taper at the base must be of a size to support the antenna without guy wires.
- c) All leads, wires or other connections between the antenna and the exterior of the house must be enclosed in conduit or otherwise protected as required in building codes. They must be routed at right angles and securely fastened to the house. If any leads, wires or other connections are enclosed in conduit, the conduit must be painted to match the primary color of the house. For homeowners of brick houses, any exterior conduit must be painted to match the trim color of the house.
- d) Type 3 – High Frequency Horizontal Wire Antenna:
 - 1. Wire antennas may be mounted along the ridge line of the roof, extending from one side of the house to the other, no more than 18 inches from the roof surface. They may also be mounted at the rear of the house, no more than 18 inches above the ridge line, or around the perimeter of the house under the eaves or fascia board.
 - 2. Wire size must not exceed 12-gauge and must be either bare or coated with a dark color.
 - 3. Mounting hardware and equipment, such as end-mounts, eyebolts, turnbuckles, tensioning devices and insulators, must be made of rust- and corrosion- resistant materials. The color should be non-reflective and blend with the roofing or trim color of the house, depending on the mounting location.
 - 4. Mounting must use tensioning devices to minimize sagging (the catenary effect) and ensure the wire is as parallel to the ridge line of the roof as possible.
 - 5. The connecting wire from the antenna must enter the house at the closest feasible point to the antenna mounting point.
 - 6. In all cases, installation must not create a visual distraction or present a hazard.

6.5.3 RADIO ANTENNA CONNECTIONS

- a) The connecting wire (feedline) from the antenna to the house must enter at either the nearest point to the antenna's mounting location or close to the midpoint of the antenna.
- b) House-to-house wiring for common use of antennas is allowed. Above-ground wiring will only be approved through an application and by variance. Underground wiring is

approved using the No-Paperwork List. See Article 2.9c.

- c) Any grounding wires installed on the exterior of the house are to be treated in the same manner specified for antenna wires.

6.5.4 REMOVAL OF RADIO ANTENNAS

- a) The party responsible for removing any radio antennas, associated mounting equipment and wiring from the house remains with the homeowner who installed these items.
- b) Antennas and all associated equipment and wiring are to be removed within 30 days if the property is leased, sold or the licensed operator no longer resides in the house.

6.6 SOLAR COLLECTION SYSTEMS

6.6.1 ACCEPTABLE SOLAR PANEL INSTALLATIONS

- a) Solar collectors mounted on the roof must have the top edge parallel to the roof ridgeline and must not project above it.
- b) Any piping, tubing, conduit, junction boxes, combiner boxes, mounting feet or mounting rails associated with the solar collectors on the roof must be under the collector and not visible from the ground. If visibility cannot be avoided, they must be painted to match or complement the color of the roofing material.
- c) Any piping, tubing, conduit, junction boxes, safety switch enclosures, combiner boxes or other associated utility panels located on or under the fascia surface or mounted on the side of the home may be gray, silver, bronze or black.
- d) The system must be:
 - 1. Designed by a licensed solar contractor.
 - 2. Built from commercially available components.
 - 3. Installed by a licensed contractor.
 - 4. Conform to the current National Electric Code.
- e) Solar collectors may be considered for installation inside an approved fenced yard or patio. These installations must meet all the above conditions and must not exceed the height of the fence. Such installations will be considered only as a last-resort option because of specific conditions that prevent installation on the house roof. Each case will be reviewed individually, and any approval granted will be through a variance.
- f) Solar collectors must be located to avoid glare and creating a nuisance for neighboring properties.

6.7 LIGHTNING ARRESTOR SYSTEMS

6.7.1 ARRESTOR INSTALLATIONS

- a) Lightning rods typically consist of roof-mounted rods, heavy gauge connecting (grounding) cables, surge protection devices housed in a metal utility box (wall-mounted), and grounding rod cables. The purpose of these rods and cable is to provide a safer mechanism for routing lightning electrical surges to the ground, preventing the surge from passing through the house.
- b) Lightning arrestors must be connected to wires, other than those used for lightning rods, routed on the outside of a house. The arrestor diverts electrical energy surges caused by

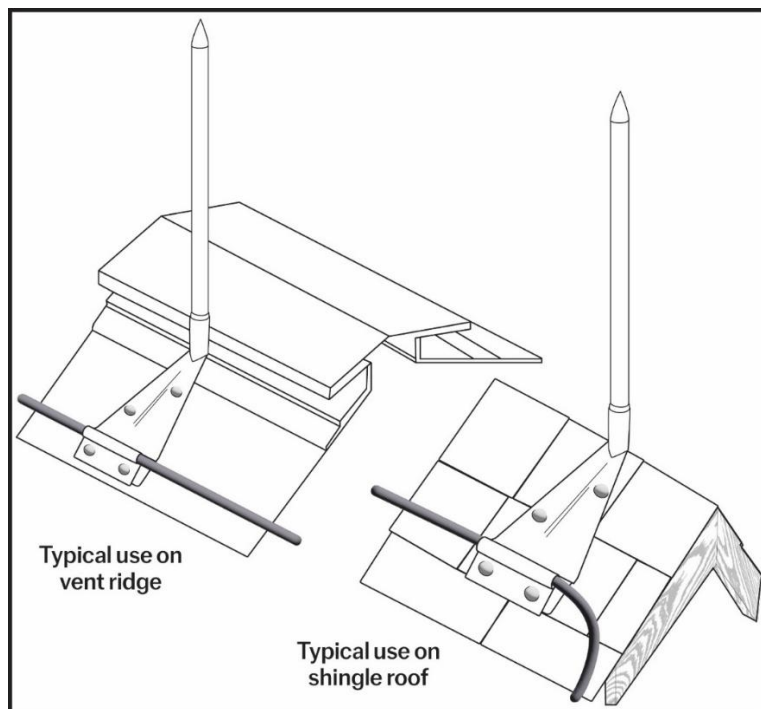
lightning strikes into a grounding cable, reducing possible damage to the house.

6.7.2 ARRESTOR RODS

Arrestor rods should be mounted on the peak of the roof and connected to the surge arrestor with heavy gauge cable. The surge arrestor must be installed in a metal utility box. When assembled and installed on the house, this system redirects lightning strikes away from directly striking the roof and directs the electrical surge through the attached cable into the ground for discharge.

- a) Roof-mounted elements must not exceed 1.5 feet in height when measured from the roof surface directly adjacent to the mounting point.
- b) Roof-mounted arrestor rods must be installed at least 6 feet apart.
- c) Exterior wall-mounted cable or wiring must be routed at right angles and must be securely fastened to the house.

Figure 6-3: Typical Lightning Arrestor Rods



6.8 WEATHER STATIONS

6.8.1 ROOF-MOUNTED WEATHER STATIONS

The installation of roof-mounted weather stations and related equipment must meet the following requirements:

- a) Roof-mounted components must not be more than 3 feet above the highest ridge line of the roof.
- b) Wall-mounted exposed cable or wiring must be routed at right angles and securely fastened to the house.

6.8.2 GROUND-MOUNTED WEATHER STATIONS

- a) The installation of ground-mounted weather stations and related equipment are permitted providing it meets placement and size restrictions. Ground-mounted weather stations must not exceed 5 feet in height from the developer-finished grade of the lot. Ground-mounted weather stations cannot be installed within 5 feet of any property line. An application must include product information, photos and the location of the weather station. Ground-mounted weather stations are prohibited in the final 20 feet of a golf course view lot.
- b) Fence-mounted weather stations are prohibited.

6.9 RAIN SENSORS

Rainfall sensors that incorporate a weather station and connect directly to an irrigation controller are permitted. Such equipment must be no taller than 10-inches in height and 6-inches in width, including the diameter of any wind-measuring device.

6.10 RESIDENTIAL TRASH & RECYCLING CONTAINERS

The construction of walls or other visual barriers for the outside storage of trash and recycling containers is prohibited. These containers must be kept inside garages, except when placed outside for collection, and only for the shortest time necessary. See Paragraph 6 of Exhibit C to the Declaration of Covenants, Conditions and Restrictions.

6.11 CONSTRUCTION/LANDSCAPING DEBRIS BOXES (“DUMPSTERS”)

The placement and use of debris boxes are considered an undesirable but necessary visual nuisance. A debris box may be placed on the driveway for a period determined by ModCom when reviewing the application for approval, but must not exceed 120 days from the approval of the modification. Debris boxes must be equipped with reflective materials or cones to enhance safety.

- a) The placement of a debris box for emergency demolition or repairs due to from fire or weather is allowed without prior ModCom approval. See Appendix D.
- b) For planned demolition and construction:
 - 1. An application must be submitted to ModCom before placing and using an approved debris box.
 - 2. A debris box may be placed on the property no more than two working days before the project begins and must be removed two working days after the project is completed, but no later than 120 days from approval of the modification.
 - 3. The debris box may be used only during the course of the approved project.
 - 4. If the project is interrupted for more than seven calendar days, the debris box must be removed.
 - 5. The debris box must be placed on the driveway of the homeowner’s property or, if placed on the street, requires specific permitting by the City of Georgetown.
 - 6. The placement of the debris box on adjacent CA or developer property is prohibited.
 - 7. The homeowner is responsible for the debris box during the project and must limit its use by other vendors, contractors or third parties not involved in the project.

8. The homeowner is also responsible for any debris that spills from or blows out of debris boxes into neighbors' property, CA property or the streets.

6.12 RESIDENTIAL SECURITY CAMERA INSTALLATION AND USE

This guideline seeks to balance a homeowner's right to install a professional security surveillance system and other security devices with the need to respect neighbors' privacy and peaceful enjoyment of their property.

- a) Approval from ModCom is required prior to the installation of any security surveillance system or other security devices.
- b) The application for approval must include a plot plan to scale showing the locations of any cameras or any other security devices. Specifications for each device, including material, size, shape, angle and field of view, must be provided.
- c) The field of view of the camera must be centered on the homeowner's property and only minimally exceed the homeowner's property to ensure that all neighbors have a reasonable expectation of privacy. For example, and without limitations, cameras may not be positioned to capture images of a neighbor's doors, windows or exterior areas, such as patios and porches. The CA reserves the right to request a review of images captured by the camera to confirm the camera's field of view. Failure to comply with the CA's request voids the prior approval of the security system or devices. Once approval is voided, the security system or devices must be removed within 30 days of the notice.
- d) All cameras must be installed in an unobtrusive and non-visible location as reasonably possible.
- e) In addition to all other available remedies, the CA may require any owner in violation of the Design Guidelines to remove, relocate or reorient any security camera or other security device.

6.13 SECURITY SIRENS

The audible component (sirens) of a house security system must be installed inside the residence. No security sirens are permitted to be installed on the exterior of the house.

6.14 BURGLAR BARS

Homeowners may only install burglar bars on the inside of the home.

6.15 AUXILIARY GENERATORS

Homeowners may install auxiliary generators. The preferred location is on the same side as the gas and/or electrical service needed for installation of the generator. The unit must be installed on a concrete pad unless the manufacturer requires a different installation.

ARTICLE 7 – EXTERIOR LIGHTING

7.1 EXTERIOR LIGHTING - GENERAL

Lighting choices outside homes in Sun City are a key factor in the architectural theme of the Community, while also ensuring personal safety and security. Given the sometimes small

distance between houses, residents must be respectful of how exterior lights may affect their neighbors. The Use Restrictions in Appendix C of the Covenants, Conditions & Restrictions for Sun City Texas prohibits the use of excessive lighting that unreasonably interferes with the peaceful enjoyment of neighboring properties.

Residents must consider the following when installing or replacing light fixtures and light bulbs:

- a) Control brightness without illuminating a neighbor's house or lot.
- b) Select fixtures that reduce glare.
- c) All exterior light fixtures activated by a motion detector must be equipped with a timer not to exceed 10 minutes.
- d) Lamppost light fixtures, whether gas or electricity, are prohibited on all properties.
- e) The use of colored lights or colored lenses in light fixtures is prohibited with the exception of Seasonal Décor (see Appendix B).

7.2 EXTERIOR WALL & CEILING MOUNTED LIGHT FIXTURES

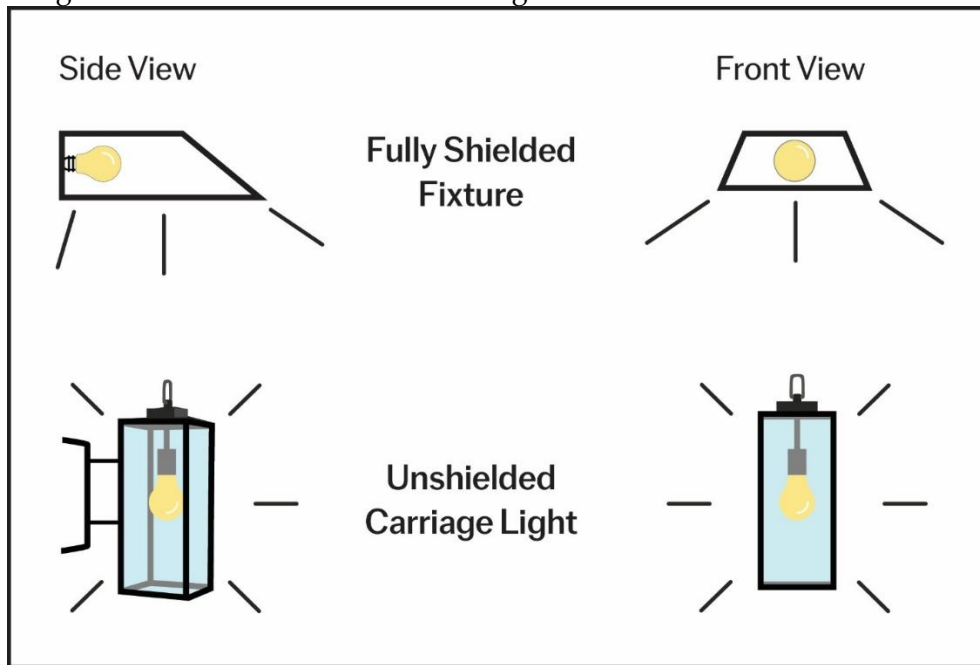
This section applies to light fixtures typically found next to garage doors and front and rear entrance doors under porches and patio covers. These light fixtures, while making an architectural statement, are also used for pedestrian safety and home security. A resident may use these lights at any time, but the brightness must not cause illumination that affects neighboring houses and properties.

- a) Exterior light fixtures must have a decorative enclosure and complement the style of the house.
- b) Exterior light fixtures must be made of brass, copper, stainless steel or a material that can be painted in a color complementing the primary color of the house. Highly polished materials, such as chrome, are prohibited. Lenses in the enclosure may be opaque or clear material.

7.3 PATIO OR DECK LIGHTING

- a) Permanent LED strip lighting or string lights for back porches or patio covers must be installed on the inside of the supporting beams to shield the light source from view outside the porch or patio area. String lights must not be draped under or outside the patio cover.
- b) String lights are not allowed to be suspended between trees, poles or parts of the house.

Figure 7-1: Shielded & Unshielded Lights



7.4 FLOOD LIGHT FIXTURES

- a) Single or double flood light fixtures may be mounted on the four corners of the house. A single or double flood light fixture may also be mounted at the rear of a house anywhere on the rear eave. The lights may be controlled by switch or motion-activated circuit. The light fixtures must be adjusted to shine only on the resident's property, not on the neighbor's property or house.
- b) Flood lights must only be used for temporary illumination while people or pets are in the yard. Flood lights must not be left turned on at other times.

7.5 PATHWAY & LANDSCAPE LIGHTING

- a) A pathway light is defined as a ground-mounted light fixture that is intended to assist pedestrians' access to and from a house.
- b) Use pathway lighting that hides the light source from view and directs light downward. Solar-powered and low-voltage pathway and landscape lighting must use low wattage, low-lumen bulbs.
- c) The maximum height of pathway and landscape lighting must not exceed 3 feet above the developer-finished grade.
- d) Pathway lighting fixtures must be placed at least 4 feet apart and at least that distance from any other ground-mounted light fixtures. Pathway lighting near steps, elevation changes or directional changes may be placed closer.
- e) Use glare-shielded landscape lighting that hides the light source from view of neighboring properties and focuses light on the intended target, such as a tree or a large bush. The light must not shine on neighboring houses and properties.
- f) Ground-mounted landscape uplights must focus light within the tree or shrub canopies.

These uplights should not be aimed at the tops of trees or shrub canopies.

- g) All wiring for landscape lighting must be buried.
- h) Permanent tree-mounted lights are prohibited.

7.6 ARCHITECTURAL LIGHTING ON HOUSES

Light fixtures connected to a motion detector must be equipped with a timer set for no more than 10 minutes.

- a) Architectural lighting refers to single or multiple light sources used to enhance a home's appearance. This type of lighting must be turned off by 11 p.m.
- b) Wall-mounted uplights ("wall washers") must be fully shielded and oriented to project the light only on the wall of the house. Uplights must be aimed so that they do not illuminate above the house.
- c) The fixture must not be mounted more than 3 feet above the finished grade of the lot. Any exterior wiring for uplights must be buried in a conduit and connected to the fixture from below. Exposed conduit must be painted to match the wall on which the fixture is mounted.
- d) Ground-mounted uplights may not be used to illuminate the upper portions of a house.
- e) Permanent soffit-mounted lighting systems are prohibited.

7.7 EXTERIOR LIGHTING RELATED TO HOLIDAYS

Seasonal lighting décor is allowed to be illuminated from sunset to 11 p.m. during the following two periods:

- October 15 through October 31
- Thanksgiving Day through January 5

ARTICLE 8 BARBECUES, FIREPLACES, WOOD STOVES, FIRE PITS OR SIMILAR ITEMS

8.1 NON-PERMANENT OUTDOOR FIREPLACES, FIREPITS & SIMILAR ITEMS

Non-permanent wood-burning fireplaces, fire pits and similar structures are prohibited. Chimineas and other similar items are prohibited.

8.2 PERMANENT FIREPLACE, WOOD STOVE, FIRE PITS OR SIMILAR

- a) Permanent gas-burning fireplaces, stoves, fire pits or similar structures require ModCom approval and a permit from the City of Georgetown.
- b) All houses may have one permanent outdoor gas-burning fireplace, stove or fire pit in the rear yard of the house.
- c) Custom Homes may choose only one of the following: outdoor gas-burning or wood-burning fireplace, stove or fire pit if installed in the rear of the house.

8.3 BARBECUES & GRILLS

8.3.1 BUILT-IN BARBECUES & GRILLS

- a) Must be for cooking only.
- b) Must be located within the rear yard and be designed as an integral part of the property. Location must be carefully planned to minimize smoke or odors affecting neighboring properties.
- c) Must be fueled by natural gas, bottled gas, wood pellets, electricity or charcoal briquettes.
- d) Wood chips are prohibited unless they are used solely for the purpose of smoking food.

8.3.2 PORTABLE BARBECUES & GRILLS

- a) Must be located and used only in the rear yard of the house.
- b) May be used anywhere else on the homeowner's property during a block party or other neighborhood event. After the event, any portable barbecue or grill must be returned to the rear yard or another appropriate storage location as soon as it can be safely handled.
- c) Portable barbecues and grills must be stored in a way that they are not visible from the street. Barbecues and grills stored on a patio are considered properly screened.
- d) Portable barbecues and grills must be fueled only by natural gas, bottled gas, charcoal, natural wood charcoal, briquettes, electricity or wood pellets.
- e) Wood chips may only be used for smoking food.

ARTICLE 9 – WROUGHT IRON, ALUMINUM OR GALVANIZED STEEL FENCES

9.1 ALL FENCES – GENERAL CHARACTERISTICS & REQUIREMENTS

Prohibited fences: Wood and wood-like concrete composition fences. Developer-installed boundary fences are excluded. All fences must meet the following characteristics:

- a) Only black wrought iron, aluminum or galvanized steel may be used.
- b) When referring to "black wrought iron fences," this includes actual black wrought iron fences or fences made of approved substitute materials, such as aluminum or galvanized steel painted black, giving the appearance of black wrought iron.
- c) Fence sections must be made with horizontal and vertical elements at right angles to one another forming a grid.
- d) Scrolls, patterns or additional straight elements that are not at right angles are prohibited.
- e) The height of fences must be 4 feet, measured from the developer-finished grade to the unadorned top rail. However, on sloping ground, the height may average up to 4.5 feet over the length of the segment.
- f) Pickets must be 5/8-inch square and spaced 4 inches or less apart.
- g) All posts must be 2 inches square and secured in concrete.
- h) Fences with spikes are prohibited. Fences with previously approved spikes may be modified by either removing the spikes or welding a flat or angled strip over the top. Fences built along a common property line must serve as a shared fence between the homeowners on both sides. Parallel fences are prohibited. Homeowners are encouraged to coordinate with their neighbors when connecting a new fence to an existing fence.
- i) Items such as flowerboxes, decorative items, bird feeders, mosquito sprayer system, small

animal fencing and rain gauges may be attached to a fence. Neighbors should coordinate before installing such items. ModCom will consider the attachment of any other items. Applications must include photographs of the items and drawings showing where they will be installed. No attachment may extend more than 1 foot above the top rail. Attachments with sharp, pointed or dangerous features are prohibited.

- j) Masonry fence columns are subject to the following specifications:
 - 1. Column dimensions must be between 12 inches and 16 inches on each square side. A square flat capstone of the same dimensions as the column is allowed. However, if no capstone is used, the top of the column must be square, flat and the column's width and depth. No part of a column may extend beyond the homeowner's property line in any direction. Columns must not be higher than 5 feet.
 - 2. Columns must be made of mortar-set stone or brick or concrete covered with stucco. Column material must complement the finish of the house.
 - 3. Column color must match approved colors used on the house.
 - 4. Columns must be spaced no closer than 25 feet apart.
 - 5. Columns on corner lots must not be located within the Public Utility Easement.
 - 6. Fence segments bordering on a CA common area must not enclose any portion of the common area.
- k) Fence gates:
 - 1. May be located on any segment of the fence.
 - 2. Must be of the same design as the fence.
 - 3. Must not be located inside segments of the fence providing entry to another homeowner's property unless both homeowners have agreed to this arrangement in writing with the provision that the gate will be replaced with a solid fence panel when one house is sold. A new homeowner may elect to make the same arrangement and provide a written copy of the agreement to the Community Standards Department or Community Standards Director.
- l) Enclosed area: A perimeter or patio fence must result in a single enclosed area and have at least one gate. Pool and spa fences have additional requirements. (See Article 9.2.)
- m) Small animal fencing:
 - 1. Provide for the restraint of smaller pets when the standard picket spacing distance is too great.
 - 2. Must be made of black vinyl coated wire with a mesh of 1 inch by 1 inch or greater.
 - 3. Must not exceed 2 feet in height measured from the developer-finished grade.
- n) Dog runs of all sizes and configurations are prohibited.

9.2 POOL FENCES

- a) A specific pool fence must be installed as a safety precaution around any pool or spa in accordance with City of Georgetown regulations. Fencing must be addressed in any application for a pool or spa.
- b) The general characteristics described in Article 9.1 apply.

9.3 DECORATIVE FENCING

The installation of decorative fencing to border or delineate flower beds, trees, tree wells or any other element on a residential property is prohibited.

9.4 PERIMETER FENCES

Perimeter fences must be installed in the rear and side yards, in accordance with the following dimensions and characteristics:

- a) A perimeter fence on interior lots must extend from the house at a 90-degree angle to the side property line then extend to each rear corner of the lot and continue along the property line to connect with the next section of fencing.
 1. Must not be closer than 55 feet from the front-property line.
 2. Houses with a side-service door may have the fence on the door side extend closer than 55 feet from the front-property line to include the door in the enclosed area but must be set back at least 15 feet from the front plane of the house.
 3. The fence must be attached at a 90-degree angle to the house or a post next to the house.
- b) A perimeter fence on a corner lot that is adjacent to the side street must extend from the house either toward the rear property line or off the side of the house towards the side street at a 90-angle:
 1. The front-property line is normally 10 feet from the edge of the street. The area from the edge of the street to the front-property line is typically a Public Utility Easement. Fences that extend into the Public Utility Easement area run the risk that the utility easement holder may remove all or part of the fence to access their easement.
 2. The Public Utility Easement area extends along the side street. A fence must not extend into the Public Utility Easement area and must be at least 10 feet from the edge of the street.

Diagram 9-1: Interior Lot Perimeter Fence

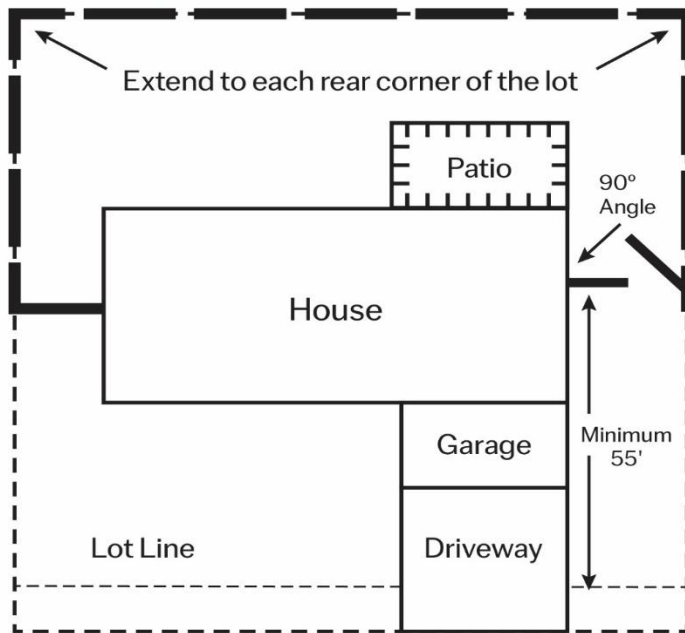
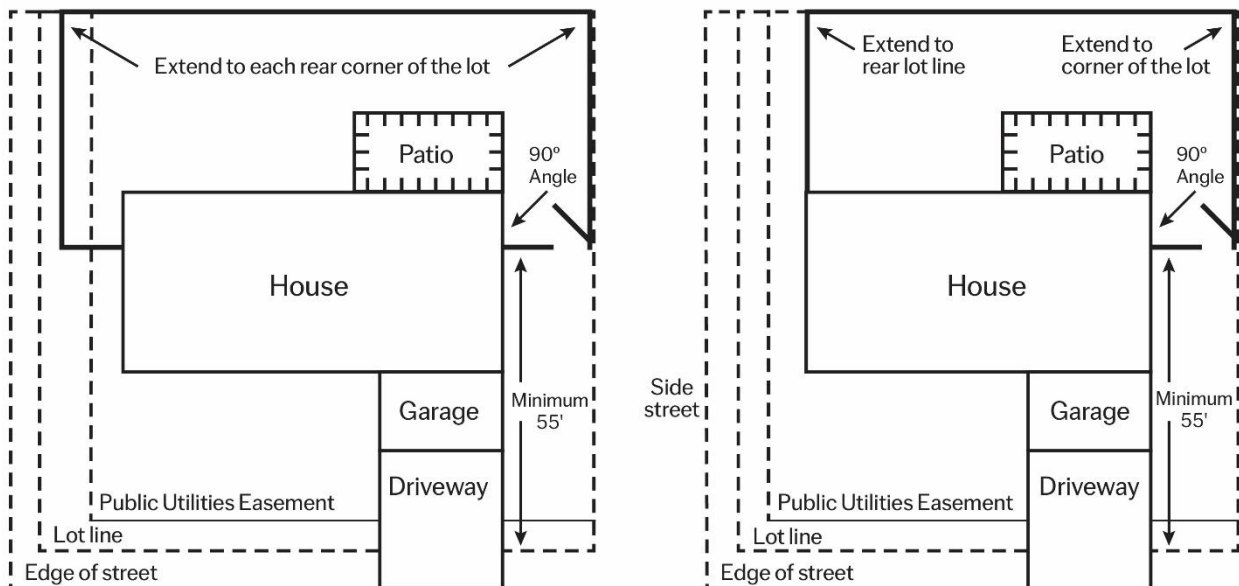


Diagram 9-2: Typical Corner Lot Perimeter Fence



9.5 PATIO FENCES – ALL HOMEOWNER MAINTAINED HOMES, EXCEPT NEIGHBORHOOD 38 (NH 38) COURTYARD HOMES (SEE ARTICLES 9.7–9.9)

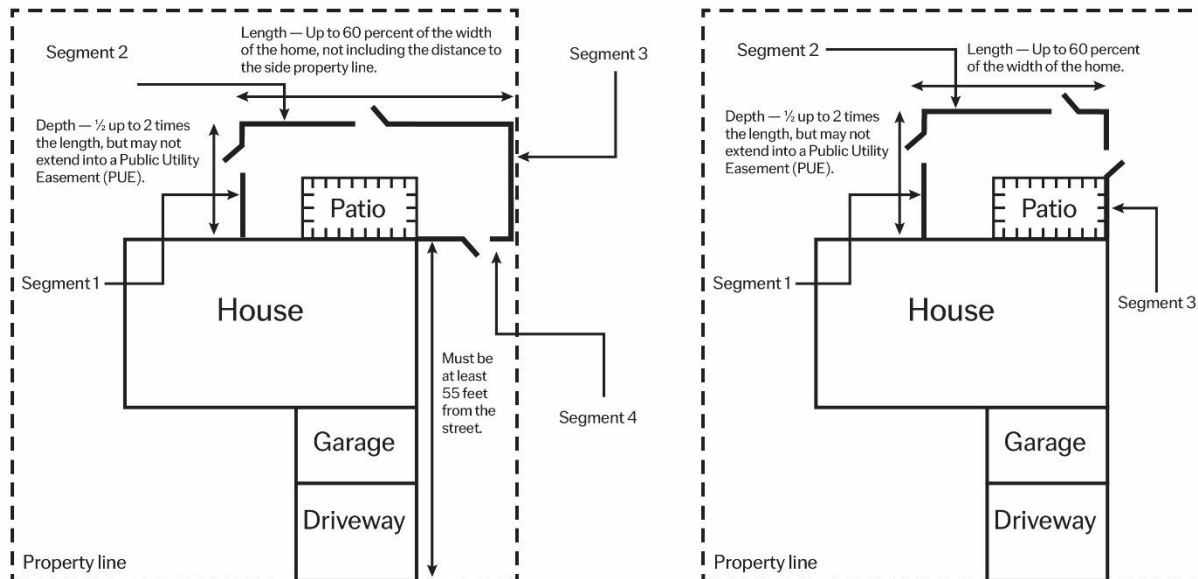
Patio Fences are only allowed to be installed in the rear yard to enclose either a patio or courtyard area. A patio fence consists of either three or four segments:

- First Segment:** This segment defines the depth of the enclosed area. The depth is measured from the rear plane of the house to the second segment of the fence, which is parallel to the rear plane of the house. It must not be no less than half the width of the house and no more than twice the width of the house. It must for, a 90-degree angle to the rear of the

house and with the second segment.

- b) Second Segment: This segment defines the length of the enclosed area and must be parallel to the rear plane of the house. As a minimum, it must end at a point that is parallel to both the rear and side planes of the house. As a maximum, it may extend to the side property line. It must not exceed 100% of the width of the home, although the distance to reach the side property line is excluded from this maximum. If it extends beyond the side plane of the house, it must reach the side property line. If it terminates short of the property line, it must end at a point that is parallel to both the rear and side planes of the house. It must form a 90-degree angle when joined with the first and third segments.
- c) Third Segment: This segment runs parallel to the side plane of the house or the side property line, extending toward the front of the house. If it extends to the side property line, it must run along the property line and be parallel to the side plane of the house. If it does not extend to the property line, it must end at a point that is parallel to both the rear and side planes of the house. As a maximum, it must extend to a point no closer than 55 feet from the lot's front property line. It must form a 90-degree angle when joined to the second and fourth segments.
- d) Fourth Segment: The fourth segment is not required if the patio fence area is entirely behind the house. It is only required if the length of the second segment extends to the side property line. It must be perpendicular to the side plane of the house and form a 90-degree angle with both the house and third segment. As a minimum, it must extend from the rear of the house to the third segment. As a maximum, it must extend to the side property line, but it must not be closer than 55 feet from the lot's front property line.
- e) Gates: No more than three gates may be installed. At least one gate must be located in the fourth segment of the fence. If the fence extends to the side property line, a second gate must be installed in any other segment. If the fence does not extend to the side property line, the gate must be located behind the home and not be visible from in front of the house.

Diagram 9-3: Illustration Alternative Patio Fence Installations



9.6 PORCH & PATIO GATES

An on-porch/patio gate may be installed to enclose a porch or patio in the front or rear of a house. The gate material and color must be the same as the fences (see Article 9.1).

- Gates must be mounted on the porch and connected to either a wall or fence post, with no more than 1 foot from the edge of the porch.
- Gates must not exceed 4 feet in height, measured from the porch surface to the top of the gate.
- Gates must be non-lockable, equipped with a self-closing spring to latch and feature an open design with pickets spaced 4 inches or less apart. Gates featuring Texas Lone Star or other designs will be considered.
- Small animal fencing may be attached to porch and patio gates.

9.7 NEIGHBORHOOD 38 (N38) – PERIMETER FENCES CHARACTERISTICS

Perimeter fences in N38 are composed of at least five segments and could be as many as nine segments:

- One rear-yard segment.
- One (or three) side-yard segments on the patio side.
- One (or three) side-yard segments on the non-patio side.
- One connection segment on the patio side, from that side's segment to the house.
- One connection segment on the non-patio side, from that side's segment to the house.
- The general characteristics described in Article 9.1 apply.

9.8 NEIGHBORHOOD 38 (N38) – PERIMETER FENCE REQUIREMENTS

- The use-easement provisions for N38 lots and existing drainage easements combine to make fencing guidelines for this neighborhood particularly complex. The objective of the

following provision is to ensure that all property owners in N38 may apply for the installation of a perimeter gated fence that complies with the unique use-easement provisions inherent to each property:

1. Must permit access to their lot.
 2. Must not interfere with access to the yards of adjacent properties.
 3. Must provide for the unique use-easement provisions inherent to each property.
 4. Must result in a single enclosed rear yard with at least one gate.
 5. No portion of the fence can cross over a property line or encroach on the neighbors' property unless it is necessary to comply with use-easement provisions.
 6. The fence segments that connect to the house must be at a right angle to the house.
 7. All other fence segments must follow the property line and comply with the use-easement provisions.
 8. Fence segments must not encroach upon any drainage easement area and must run parallel to the drainage easement area.
 9. Fence segments bordering a drainage easement area or a CA common area may have gated access to the area. These gates must open inward into the homeowner's property.
 10. The homeowner's fence must not encroach into a CA common area.
 11. The requirements described in Article 9.1 apply.
- b) Given the complex nature of this neighborhood's use-easement provisions, ModCom allows small deviations from these provisions to address conditions unique to the applicant's property.

9.9 NEIGHBORHOOD 38 (N38) – REAR PATIO FENCE

- a) A backyard patio fence must extend to the side property line, but not beyond the outside corner of the extended patio, and:
1. Form a 90-degree angle with the patio or house.
 2. Cannot extend beyond 15 feet from the rear of the patio.
 3. Cannot be located closer than 10 feet from the rear lot line.
 4. The fence section connecting the side fence sections must run parallel to either the rear property line or the rear plane of the house.
 5. Must not enter into any easement area.
 6. If the resulting fence will not create an enclosed area, ModCom will consider additional fence sections around the patio to fully enclose the area. But these additions cannot enter into an easement area.
 7. The resulting fence can produce only a single enclosed area on the property. A backyard patio fence and a perimeter fence cannot exist on the same lot.

In all cases, the general characteristics described in Article 9.1 apply.

ARTICLE 10 – SAFETY RAILS, SAFETY GUARDRAILS & WALLS

10.1 HANDRAILS & SAFETY GUARDRAILS

- a) Porches, patios, decks or raised floor surfaces located more than 30 inches above the finished grade of the lot must have safety handrails. The handrails must be between 3 and

- 4 feet in height above the walking surface. They must be compatible with the overall approved design of the porch, patio, deck or raised floor surface and be securely mounted.
- b) Wooden, synthetic or composite material handrails are permitted for decks made of wooden, synthetic or composite materials. The handrails must be compatible with the approved design of the deck and securely mounted.
 - c) Safety guardrails must be installed along walkways where there is more than 30 inches elevation difference between the walkway surface and an area such as a tree well next to the walkway. The safety guardrails must be between 3 and 4 feet in height above the walking surface and securely mounted to provide the required safety.
 - d) Wrought iron or black tubular steel handrails are permitted for decks, when compatible with the overall approved design and mounted to ensure safety. Wrought iron handrails must comply with all Article 9.1 requirements.
 - e) A standard gate, as defined in Article 9.1, may be installed in a fence enclosure for a tree well.

10.2 SAFETY RAILS, WALLS AND SEAT BENCHES – HOMEOWNER BUILT

10.2.1 SAFETY RAILS ON A PORCH OR PATIO

The following dimensions and characteristics apply to fences and handrails installed around a patio or porch:

- a) Must be mounted on the top of the surface of the patio or porch within 1-foot from the edge of the porch or patio.
- b) Must be between 3 and 4 feet above the walking surface of the porch or patio.
- c) In all cases, reflective or highly polished finishes are prohibited.

10.2.2 WALLS – HOMEOWNER BUILT

Walls can only be built in the rear yard of a house.

- a) Privacy Walls:
 - 1. Privacy walls must be made of masonry.
 - 2. Wood privacy walls are prohibited.
 - 3. Privacy walls must be a color consistent with the house color and structure.
 - 4. The maximum height of the privacy wall is 6 feet from the walking surface of the patio.
 - 5. Privacy walls must only be located on a rear patio. They must be perpendicular to the rear wall of the house, attached to the house and must not extend into setback areas.
- b) Seat Wall (Patio) or Bench (Deck):
 - 1. Seat walls on front porches are prohibited. Seat walls that are part of a front patio are permitted and must not be higher than 3 feet from the developer-finished grade of the lot.
 - 2. A seat wall on a rear patio or a bench on a deck must not exceed 3 feet in height measured from the walking surface of the patio or deck.
 - 3. Seat wall material and color must be compatible with the house's color, material and design.

4. A bench on a deck must be constructed of the same material and color as the deck. Contrasting materials or colors are prohibited.
5. A patio seat wall/bench on a front patio must not extend beyond the front build line of the lot.
6. Seat walls/benches on a rear deck or patio or a front patio must be at least 3 feet from the property line.

ARTICLE 11 – DECKS, PATIOS, PORCHES & COURTYARDS

11.1 ENCLOSURE OF PATIOS, PORCHES & COURTYARD – GENERAL

Homeowners with houses that include a covered porch or covered patio may enclose it with screening or a combination of screening and solid materials. A porch under the original roof of the house, or a fully integrated roof extension, can be enclosed with solid material, creating additional livable space with HVAC. The general provisions and restrictions are:

- a) Porches at the front of the house cannot be enclosed.
- b) Courtyards at the front or rear of the house cannot be enclosed.
- c) Exterior finish colors must be compatible with the primary colors of the house:
 1. Panels must be textured to minimize reflective glare.
 2. Enclosure window or screen framing may be either white to match the original window frames of the house or a color compatible with the exterior walls and trim colors of the house.
- d) The rear and side walls of any enclosure must be within the buildable area of the lot.
- e) Any vertical element must not extend into the rear or side setbacks. However, eaves and other approvable architectural features may extend a maximum of 18 inches into the rear or side setbacks.
- f) Roofing a patio enclosure with glass, engineered thermoplastic or any other translucent material, whether in whole or in part, is prohibited.
- g) Solid-panel roof materials that are warranted for installation at a pitch of less than 2:12 do not have to meet the minimum pitch requirement of Articles 3.3.1 and 3.3.2, provided the application includes documentation from the manufacturer indicating the recommended pitch.
- h) Solid-panel roof material is allowed only for the enclosure of patios with screening or a combination of screening and solid panels.

11.2 REAR PORCH ENCLOSURE UNDER ORIGINAL ROOF OR FULL INTEGRATED EXTENSION

- a) Homes with a porch under the original roof or a fully integrated roof extension may enclose it with screening or a combination of screening and solid panels, glass, engineered thermoplastic or any other translucent material.
- b) A complete enclosure of a covered porch with solid components, whether transparent or opaque, will be considered an addition of living space to the original house. In such cases, the planned work will be treated as a room addition and evaluated for conformity with Article 3.5.3.

11.3 ENCLOSURE OF COVERED PORCHES

- a) Homeowners with houses that include a covered patio with solid-panel roofing materials may enclose the patio with screening or a combination of screening and solid opaque panels.
- b) Enclosure framing and screening material in dark bronze, charcoal, black, taupe, tan, or another color compatible with the primary color of the house is allowed.
- c) Where a combination of screen and solid panels is used, the solid panels must be limited to the lower and/or upper portion of the wall and are prohibited in the middle portion:
 - 1. Complete enclosures of a covered patio with glass or any weatherproof glass substitute are not allowed.
 - 2. Applicable restrictions on encroachment into setback areas must be adhered to, as described in Article 11.4.a.
- d) Enclosed patios must not extend into the rear setback areas.

11.4 PATIOS (PATIOS, DECKS OR RAISED FLOOR SURFACES)

- a) A patio is defined as a level surface area without walls or a roof:
 - 1. Patios must be at least 3 feet from the property line.
 - 2. Patios must not extend into the side setback area.
- b) A patio attached to the principal structure must:
 - 1. Not be elevated above the level of the house's main floor.
 - 2. A deck made of wood, synthetic or composite material with a surface more than 1 foot above the finished grade must be skirted to enclose the area underneath:
 - i. Skirting must extend to within 2 inches of grade and enclose the entire open area beneath the patio. Any access to this area must be hinged, latched and closed when not in use.
 - ii. Skirting must match the surface and/or railing material or be compatible with the main colors of the house. White skirting is prohibited.
 - 3. No part of a free-standing patio may be more than 1 foot above the developer-finished grade.
 - 4. The applications for additions or extensions of patios will include the type and preparation of the substrata underlying the finished patio. Homeowners must submit drawings and written details describing the elements and construction of their plan.

ARTICLE 12 – ARCHITECTURAL SCREENING & SHADE DEVICES

12.1 AWNINGS, SCREENS & SHADES

12.1.1 AWNINGS – STATIONARY & RETRACTABLE

- a) Awnings, screens and shades must appear as an integral part of the house, made from materials whose color closely matches the house and trim colors.
- b) Awnings, screens and shades may only be installed at the rear of the house.
- c) Stationary awnings or similar shade devices must not extend into the rear setback unless approved by the City of Georgetown and ModCom.

- d) Retractable vertical drop awnings or similar shade devices, guided by vertical wall-mounted tracks, are permitted on:
 - 1. Rear or side yard windows.
 - 2. Rear porches or rear-covered patios.
- e) Retractable awnings or similar shade devices that extend into the rear or side yard setbacks are permitted.

12.1.2 SCREENS & SOLAR SHADES FOR WINDOWS

- a) Frames of window screens must match the color of the window framing over which they are mounted or a color that complements the screen material.
- b) Allowed window screen material colors are dark bronze, charcoal, black, taupe, tan or a color that matches the primary color of the house.

12.1.3 PROTECTION FROM GOLF BALLS – GOLF COURSE LOTS

- a) Solutions for protection from golf balls for houses are permitted on golf course. The materials must be clear Lexan or other clear, durable material.
- b) Setback requirements must be adhered to in all cases.

12.2 PERGOLAS & LATTICE ARBORS

Pergolas or lattice arbors must meet the following requirements:

- a) Homeowners may install a pergola or lattice arbor as a cover for their patio or deck.
- b) The pergola or lattice arbor must be attached to the house.
- c) The pergola or lattice arbor may have either fixed or adjustable horizontal elements.
- d) Clear Lexan or other clear and durable material may be installed only on the top of the pergola structure.
- e) The pergola or lattice arbor sides and top may not be entirely enclosed.
- f) Pergolas or lattice arbors cannot be enclosed with a combination of glass, glass- substitute, solid or screen panels.
- g) The City of Georgetown defines pergolas and lattice arbors as open structures that may extend into the rear setback area of a lot.
- h) Must be constructed of a material and painted or stained in a color that matches the home or trim color.

12.3 TRELLISES & ARBORS

12.3.1 TRELLISES MUST MEET THE FOLLOWING REQUIREMENTS

- a) Trellises may be installed to shield ancillary ground-mounted equipment, spa or pool equipment, or to obscure the view of a rear-yard porch, patio, deck or a free-standing structure.
- b) Must be constructed of a material and be painted or stained a color that is compatible with the home or trim.
- c) Must be between 4 feet and 8 feet in height above the developer-finished grade and no taller than the eaves of the house.
- d) Must allow for air circulation and equipment access.

- e) An area enclosed or screened with trellises cannot be used for storage.
- f) Trellises cannot be installed in front of windows or areas that would impede or prevent emergency service's access to the house.

12.3.2 TRELLISES

Trellises may be installed for shade or as a privacy screen.

- a) Trellises may be installed around a covered patio/deck:
 - 1. On the patio/deck: The trellis may be placed at the outer edge of the patio, away from the rear wall of the house. The maximum height of the trellis cannot exceed the bottom edge of the eaves of the house.
 - 2. Off the patio/deck: The trellis must be secured to the patio or deck. Its height must not exceed the bottom edge of the eaves of the house.
- b) Trellises must be painted or stained in a color that matches the home or trim color.
- c) White trellises are prohibited.
- d) Plants or vines growing on the trellises are permitted.

12.3.3 LANDSCAPE/GARDEN ENHANCEMENT TRELLISES & ARBORS

- a) Trellises may be installed as a landscape enhancement and must be:
 - 1. A single-plane open structure.
 - 2. Made of durable material.
 - 3. Painted or stained in a color that matches the home or trim color.
 - 4. White trellises are prohibited.
 - 5. Self-supporting and securely mounted to the ground or a stationary surface.
 - 6. Installed parallel to a wall of the house and must be at least 1 foot from the wall of the house in the front and side yards.
 - 7. Can be installed as a free-standing structure in the rear yard of the house.
 - 8. Cannot be taller than 3 feet from the developer-finished grade in the final 20 feet of a golf course view lot.
 - 9. Trellis bases must be buried in the ground, set in concrete or otherwise secured. Attaching a trellis to a developer-installed fence or wall is prohibited.
 - 10. May be secured to an existing homeowner-installed fence. Adjoining homeowners must agree to the installation of trellis attached to a common fence line.
 - 11. Trellises placed along a CA-owned Wood Crete boundary fences, developer-installed masonry walls and retaining/neighborhood walls must be at least 1 foot away from the base of the fence or wall.
- b) Arbors may be installed as a landscape enhancement and must be:
 - 1. A three-dimensional structure with the following maximum dimension: 7 feet in height, 4 feet in width and 2 feet in depth. ModCom may consider larger arbors depending on specific factors.
 - 2. Made of durable material.
 - 3. Painted or stained in a color that matches the home or trim color.
 - 4. White arbors are prohibited.
 - 5. Self-supporting and securely mounted to the ground or a stationary surface.

- i. Arbors can be installed parallel to the wall of the house and must be at least 1 foot from the wall.
- ii. Arbors can be installed as a free-standing structure in the rear yard of the house.
- iii. Arbors are prohibited in the front and side yards of a house.
- iv. Arbors cannot be located within the final 20 feet of a golf course view lot.
- v. Arbor bases must be buried in the ground, set in concrete or otherwise secured. Attaching an arbor to a developer-installed fence or wall is prohibited. The arbor must be installed at least 1 foot away from the base of the fence or wall.

ARTICLE 13 – STANDARD OF MAINTENANCE

13.1 STRUCTURAL MAINTENANCE

- a) Damaged, heavily stained (50% or more) or missing shingles on roofs must be replaced with shingles of equal or better quality and the same color as the ones being replaced.
- b) Cracked, broken or damaged glass in windows must be replaced with windows of equal or better quality, maintaining the same color and style. Any dislodged or broken windowpane dividers or grilles must be repaired or replaced.
- c) Exterior house surfaces must be kept in good condition to maintain a neat and attractive appearance.
- d) All paint on the house must be free of blistering, peeling or any signs of degradation.
- e) Stucco and stonework must:
 - 1. Be free of stains and mold.
 - 2. Have cracks repaired and painted to match the existing color.
- f) Driveways, walkways, patios and other concrete surfaces must be maintained in good repair:
 - 1. Coated areas must be free of peeling or blisters.
- g) Repaired areas must match the color and texture of the surface being repaired.

13.2 METAL SURFACE MAINTENANCE

All metal areas on and around the house, such as mailboxes, gas pipes and metal roofs over bay windows, must be maintained to retain their original color and finish or natural patina.

ARTICLE 14 – LANDSCAPED MAINTAINED HOMES

The following LMH Guidelines specifically cover the Garden and Cottage properties, however, the complete Sun City Design Guidelines from Article 1 through Article 13 contain guidelines that also apply to the LMH properties.

14.1 LANDSCAPE RESPONSIBILITY

The LMH program staff are responsible for decisions regarding landscaping maintenance of LMH properties, considering requests from LMH homeowners as well as recommendations

from LMH contractors concerning landscaping maintenance, installation, modification and removal of landscape materials. The LMH Organization, consisting of LMH neighborhood volunteers, provides oversight and communicates resident concerns to the LMH staff. The LMH staff that ensure that LMH properties adhere to the landscaping requirements outlined in the Covenants, Conditions and Restrictions and Sun City Design Guidelines, while also keeping within the LMH program's budgetary requirements/limitations.

- a) Per Covenants, Conditions and Restrictions, landscaping maintenance will be provided as specified in the LMH program contracted Scope of Work, which includes:
1. Turf maintenance — mowing and trimming, fertilization, weed control, disease/insect control, chemical applications and fire ant control.
 2. Shrub and ground-cover maintenance — mulching in bedding areas, pruning of shrubs, perennial maintenance, weeding and leaf removal, along with bedding plant and shrub replacements occurring as needed.
 3. Tree maintenance — pruning of low limbs and disease/insect control.
 4. Irrigation — irrigation system programming, maintenance/monthly inspections and irrigation system repairs due to normal wear and tear. Damages caused by the homeowner are not covered by the Landscaped Maintained Home program.
 5. Irrigation system components and control equipment must only be accessed or adjusted by LMH staff or the LMH landscaping contractor. Any landscaping home improvement projects that require access to or alteration of the irrigation system requires approval by the LMH staff through ModCom.
 6. Homeowners must not interfere with the contracted landscape maintenance services.
 7. LMH homeowners are allowed to engage in private contracts with the LMH contractor or other landscaping service providers for “elective” landscaping projects but first must go through the submission and approval process which includes the LMH staff, Community Standards Department and ModCom prior to the start of any project.
 8. No unapproved modifications or alterations to the landscape by LMH residents are allowed.

14.2 LANDSCAPED MAINTAINED HOMES – HOUSE TYPES

- a) Garden homes are single detached houses located in N14A, N24A, N25 and N30.
- b) Cottages are duplexes located in N24B1, N24B2 and N33.

14.3 COTTAGE REAR-YARD PRIVACY LATTICE DIVIDERS & TRELLISES

- a) Arbors are not permitted.
- b) Trellises are restricted to the planting beds located in the rear third of the house.
- c) Rear-yard privacy lattice dividers are not covered under the LMH program. Homeowners are responsible for maintaining rear-yard wood privacy lattice dividers. If damaged, the homeowner can either repair, replace or remove it. If replaced, the divider must be exactly the same style color as originally installed by the developer.
- d) An application for the replacement of a privacy lattice divider may be submitted by one homeowner. However, the owner of the adjoining cottage must also sign the application

to indicate approval of the modification. The costs for either repairing or replacing the lattice divider are shared equally by both homeowners.

14.4 TREES, TREE-ROOT & TREE-ROOT RESERVE PROGRAM

- a) Native trees are trees that existed on the lot before it was developed. Homeowners with native trees on their property are responsible for the complete care of the trees, including the masonry around the tree wells.
- b) The LMH program provides limited maintenance of developer-installed trees. Per the Covenants, Conditions and Restrictions and Scope of Work, the maintenance of masonry wells surrounding developer-installed trees is not covered under the program. The LMH program includes roofline clearance (a minimum of 4 feet from the roof) and canopy trimming (8 feet above walkways, paths and sidewalks), as well as trimming to eliminate hazards for mowing personnel or obstructed visibility in traffic areas. Trees are also monitored for disease and insect infestation. Diseases, other than Oak Wilt, will be treated as necessary.
- c) Tree replacement is not covered under the LMH program. Homeowner wishing to replace a tree that has been removed they may do so, at their own expense, by submitting an application to the Modifications Committee for approval. Removal of trees, whether elective or under the program, does not guarantee approval for replacement. If approved, the homeowner is responsible for purchasing and planting the new tree, as well as restoring the surrounding area in accordance with landscaping guidelines. Care of homeowner-planted trees will continue under the program. Approval depends on lot size, distance from underground utilities, utility boxes, concrete surfaces and foundations.
- d) Elective tree removal and all associated costs will be the responsibility of the homeowner. Approval by ModCom is needed prior to removal of trees (see Article 4.19).
- e) A developer planted tree will be removed if deemed dead, dying or diseased by the LMH staff in consultation with an arborist. Storm damaged developer-planted trees will be that are not expected to survive will also be removed. Broken or damaged tree limbs will be removed. The area where the tree was removed will be prepared for sod installation, or homeowners can modify the area at their own expense.
- f) Tree-Root Reserve Program: The Tree-Root Reserve Fund, which is separate from the LMH program's general fund and funded by an additional \$5.00 per month fee per homeowner, covers certain tree and tree-root services not included in main program. These additional services include:
 - 1. Root cutting, as determined by the LMH staff in consultation with an arborist.
 - 2. Removal of trees and tree roots when they damage irrigation system and/or underground utilities (main water, gas, sewer, electric lines, etc.). Note: Homeowners are responsible for the cost damages to underground utilities, as well as neighboring utilities, and damage done to walkways, driveways, foundations and patios. Such damage is not covered by the LMH program or the Tree-Root Reserve Fund.
 - 3. Irrigation system repair or replacement due to tree-root damage.
 - 4. Homeowners may hire a tree company at their own expense to proactively address

potential from tree roots to underground systems or above-ground surfaces in the future. This expense is not covered under the Tree/Tree-Root Reserve Program.

14.5 BEDDING PLANTS, PLANT/FLOWER CONTAINERS, TREE WELLS

- a) Homeowners may add annual and perennial bedding plants to the bedding areas at their own expense and risk. The homeowner is responsible for the purchase, installation, maintenance, removal and/or disposal of the bedding plants at the end of the growing season.
- b) Any plant or flower container placed in bedding areas or on hard surfaces, such as patios, porches, or landscaping rock, is at the homeowner's risk. The placement of these containers must not interfere with the landscaping service contractor's maintenance duties.
- c) No more than three plant/flower containers are allowed per bedding area.
- d) Plant and flower containers must be made of durable material and maintained in good condition. Plastic nursery-type containers, regardless of color, are not permitted.
- e) Planter boxes may be installed by the homeowner on the cottage decorative concrete fence front rails or under the garage windows. All planter boxes must be identical in size, style/model, and a color compatible with the house color.
- f) Tree Wells: Homeowners may plant annual and perennial plants in tree wells at their own risk. The homeowner is responsible for the expense, full care and maintenance of the tree well plantings. (Refer to Article 14.8.e regarding decorative accessories in tree wells.)

14.6 COTTAGE HOMES – DECORATIVE FRONT-YARD CONCRETE FENCES

- a) The decorative front-yard concrete fences are not covered under the LMH program.
- b) Homeowners are responsible for maintaining the decorative concrete fences. Fences must be kept in good condition, with all surfaces intact and painted the original color. Any other color than the approved shade, KM4526 by Kelly-Moore Paints, is prohibited.
- c) Homeowners may repair, replace or remove the concrete fence. Any repair or replacement must match the original fence installed by the developer. Whether the fence is replaced or removed, the homeowner is responsible for restoring the surrounding ground to meet acceptable Design Guideline standards.
- d) Monterey-style Cottages: Homeowners must submit a joint Modification application before making any changes to the fence, since there is only one fence crossing both front yards.
- e) Newport-style Cottage: Homeowners do not need to submit a joint application, as the two separate concrete fences are not connected. One fence can be removed while the fence for the adjoining property can remain.

14.7 COATING DRIVEWAYS, WALKWAYS, FRONT PORCHES & REAR PORCHES/PATIOS

Both cottage and garden homes must follow the Design Guideline standards of Article 3.14. Only approved coating colors and textures are permitted. Further restrictions for cottages follow:

- a) Monterey model:
 - 1. Coating the shared walkway of the adjoining cottages from the driveway to the front

- porch must be done in its entirety and at the same time by the same contractor.
 - 2. It is not required that both front porches, rear porches and patios be coated at the same time.
- b) Newport model:
 - 1. Adjoining cottages are not required to coat walkways, front or rear porches or patios at the same time.
- c) Driveways for both Monterey and Newport models:
 - 1. Driveways for both adjoining cottages must be coated at the same time using the same approved coating color and texture, and applied by the same contractor. The only exception is if the developer coated only one driveway and not the adjoining cottage's driveway. In such cases, a request for a variance will be considered.
- d) Contact the Community Standards Department or Community Standards Director, Customer Service Office for information about approved coating colors and textures.

14.8 DECORATIVE ACCESSORIES

- a) Exterior décor ornaments, bird houses/baths, fountains, statues, and shepherd hooks are allowed but may not be placed in the turf areas of the yard. Except for the exterior décor, which may be hung on exterior walls, all other items must only be placed in bedding areas or on hard surfaces (e.g., patios and landscaping rock). This ensures they do not interfere with landscaping contractor services. Items placed in the bedding areas are at the homeowner's risk.
- b) Swingers, gliders and hammocks are also prohibited from being placed on turf or lawn surfaces.
- c) Maximum height of objects placed in the front yard is 3 feet; rear/side yard is 5 feet.
- d) In addition, the following cottage house restrictions apply:
 - 1. Maximum diameter of art/ornamentation on front porch exterior wall for Monterey is 2 feet, and for Newport is 1 foot.
 - 2. Maximum diameter of art/ornamentation on rear patio wall art is 2 feet for both cottage models.
 - 3. Flags/flag mounts may only be mounted on street-facing garage walls on both cottage models.

Any décor or objects placed in the tree wells is at the homeowner's risk and cannot interfere with the contracted landscaper's maintenance.

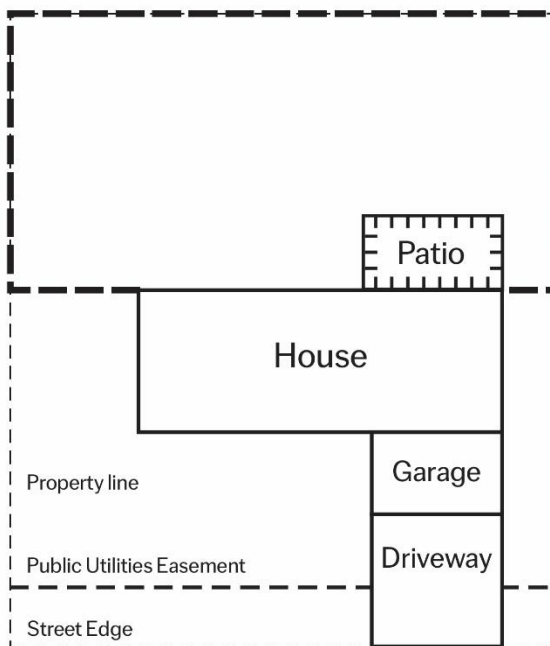
14.9 REAR-YARD FENCES – MODIFICATION APPROVAL IS REQUIRED

- a) Homeowners who install rear-yard fences are responsible for all landscaping maintenance within the fenced area, including turf and plants. They must ensure that all landscaping meets Design Guideline standards.
- b) The LMH landscaping contractor is responsible for maintaining the irrigation system inside the fenced-in area. The landscaping contractor must have full access to the fenced-in area at all times.
- c) There will be no reduction in the LMH maintenance fees for properties with fenced-in

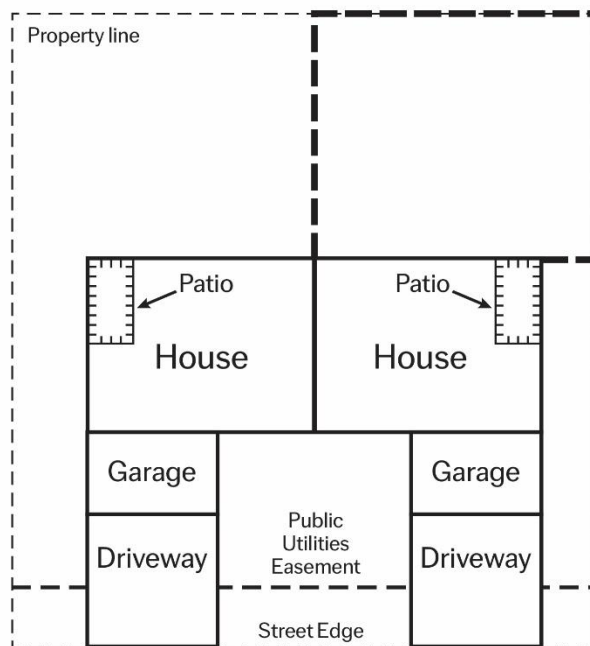
yards.

- d) If the fence is removed, homeowners must restore the landscaping within the fenced area to meet the LMH Guideline standards as determined by the LMH staff.
- e) Within the fenced-in area, homeowners may install an optional patio, including an optional patio, including a pergola-type patio cover. A modification approval is required.
- f) For garden properties, fencing can extend along and run parallel to the side and back property lines.
- g) For Cottage Properties:
 - 1. Fences cannot be attached to the privacy lattice divider if one exists.
 - 2. Cottage rear-yard fences may extend along and run parallel to the side and back property lines. The fence must extend to the exact center of the cottages and be securely attached to the exterior house wall or a post adjacent to the rear wall (see Article 9 for additional information).

See diagrams for both cottage and garden properties rear fences (diagrams 14-1 and 14-2).



Typical Landscape Maintained Garden Home



Typical Cottage Home

14.10 EXTERIOR, PATH AND LANDSCAPE, LIGHTING/LIGHTS

- a) Any lighting installed in the landscaping beds is at the homeowner's risk and must not interfere with the contracted landscaping maintenance. For guidelines related to brightness, duration and spacing refer to Design Guideline Article 7.
- b) The following restrictions apply to the cottage properties:
 - 1. Path lighting and landscape lighting fixtures must be located within the bedding area behind the decorative concrete fencing.
 - 2. If no decorative concrete fencing is present, lighting fixtures must be placed in the

- bedding area closest to the front of the house.
3. Adjoining cottage properties must both have the exact same style of garage carriage lights. When replacing existing fixtures, an application must be submitted by both homeowners indicating mutual approval. The application must include the style, color and dimensions of replacement fixtures.

14.11 EXTERIOR PAINTING LANDSCAPED MAINTAINED HOMES/HOUSES

- a) Both cottage and garden homes must adhere to the standards outlined in Article 3.13 of the Design Guidelines regarding exterior painting. Cottages have the following additional restrictions:
 1. Cottage owners must use the paint color scheme originally used by the developer. Information on the paint color scheme can be obtained from the Community Standards Department or Community Standards Office.
 2. Each adjoining cottage owner must maintain a uniform and matching exterior. Both cottages must have all sides painted at the same time, using the same contractor. An application for painting must be submitted by both adjoining homeowners at the same time.

14.12 PATIO ADDITIONS

- a) Patio additions/extensions are allowed but an application must be submitted and approved by ModCom to ensure the integrity of the irrigation system and that it does not have an adverse drainage impact on other homes/properties. Patio additions must not exceed the following dimensions for cottage properties:
 1. Monterey: 6 feet deep by 15 feet wide – Patios cannot extend past a fenced-in perimeter.
 2. Newport: 8 feet deep by 20 feet wide – Patios cannot extend past a fenced-in perimeter.
 3. Patios can be made of poured concrete, treated wood, wood composite or other materials approved by the Design Guidelines.
- b) Any planting beds removed or destroyed as the result of an addition of a rear patio must be replaced, at the homeowner's expense, to meet the landscaping design guidelines.
- c) Homeowners must submit a landscaping plan showing the size of the area, number and names of plants along with a description of irrigation changes.
- d) Irrigation changes must only be made by the LMH landscaping maintenance contractor.
- e) Any approved patio modifications, made in accordance with prior Design Guideline Revisions, are acceptable and are allowed to remain.

14.13 POOLS, SPAS, PONDS & HOT TUBS

Spas and hot tubs will only be permitted on patios or approved patio extensions. Pools and ponds are not permitted in LMH properties.

14.14 ROOFING REPAIR OR REPLACEMENT

- a) Both units of the cottage property must be re-roofed in their entirety at the same time by

the same contractor using equal or better quality asphalt shingles of an approved shingle color.

- b) If only minor roof repairs are needed, they must be completed using that exactly match the existing style, color, and quality.
- c) Upon approval by ModCom, if only one side of an adjoining roof requires replacement it may be replaced independently. However, the new roofing material must be of the same style, color and quality as the existing roof, and the transition must be feathered seamlessly into the adjoining roof to ensure no visible or apparent delineation.

14.15 SOLAR PANEL INSTALLATIONS

Solar panels may be installed on one side of adjoining cottage without the requirement for the other cottage owner to install solar panels (see Article 6.6).

14.16 WILDLIFE PROTECTION FENCING

Wildlife protection fencing is prohibited for LMH houses.

APPENDIX A – DEFINITIONS & TERMINOLOGY

Aesthetics: A pleasing appearance or effect. In the context of ModCom, dealing with the nature of appearance and informed judgments regarding appearance.

Approved Debris Box or Dumpsters: A debris storage container also known as a dumpster.

Arbor: A double-plane structure or a shelter having height, width, and depth. It may or may not bear vines or plant material.

Architectural Advisory Group Sub-Committee: an authorized sub-committee of ModCom.

Architectural Screening: A perforated panel, the purpose of which is to obscure an item from view.

Attached House: A single-family residence that shares a common wall with another residence; the “Cottages.”

Back Yard: See Yard, Back

Benefited Lot: An N38 lot that has a use-easement on an adjacent lot.

Build Line: The line defining the maximum extent of the buildable space on a lot; also, the “Setback” line.

Building Envelope: The separation between the interior and the exterior of a building. It serves as the outer shell to protect the indoor environment as well as to facilitate its climate control.

Burdened Lot: A residential lot in N38 that grants an easement on an adjacent lot.

Burglar Bars: Window or door-mounted devices to prevent criminal entry into a home.

Color Scheme: A fixed relationship of paint colors that defines the approved colors to be used on the stucco, garage, fascia, columns, pop-outs, front door, shutters and gable vents of a house.

Color/Texture/Planting Zone: An area of plantings, turf, living ground cover and/or inert bedding material that share a common irrigation requirement.

Common Area: See Community Association Property.

Community Association Property: Property belonging to the Community Association.

Cottage (The Cottages): A single-family residence sharing a common wall.

Courtyard: An area that is partially or fully enclosed by a house and/or by walls and that is not covered by a roof.

Courtyard Houses: A single-family detached residence sited on a lot with narrow side setbacks.

Custom Homes/Houses: Houses not built by the developer in N16C and N20.

Date of Approval: The date that ModCom approves an application.

Deck: A level surface structure connected to the house with no outer walls or roof; made of wood or approved substitute material.

Declarant: Sun City Texas community’s developer

Declaration: The Declaration of Covenants, Conditions and Restrictions.

Decorative Fencing: Fence-like structure that is purely decorative and does not serve as a barrier. It may be made of metal, metal wire, plastic, wood, or other material.

Design Guidelines: This document provides standards and procedures for the modification of houses and lots within the Sun City Texas community.

Detached Houses: A single-family residence sharing no common wall with another residence.

Developer: Del Webb Texas Limited Partnership controlled by Pulte Homes.

Developer-finished Grade: See “Finished Grade.”

Dimensions: The measure in one direction; for example, length, width, depth or elevation.

Dog Run: A rectangular fence enclosure with one dimension of 10 feet or less and the dimension of the longer side of the rectangle is twice or more in length.

Drip Irrigation: A system for plant irrigation involving the controlled delivery of water directly to individual plant root zones through a network of tubes or piping.

Dumpster: A receptacle used for the deposit of waste or debris. A debris box.

Duplex: A single-family residence sharing a common wall with another residence; for example, the Cottages; also, "Attached House."

Earth Tone: A color containing an element of deep rich brown or green.

Eave-mounted Down Lights: Recessed lighting fixtures with integral shielding, as required. Although allowed in horizontal soffits under hip-roof eaves, such installation in sloped soffits of gable-roof eaves is prohibited.

Enclosure: A constructed area of the house, other than fenced; that may be open, as in a courtyard; or, that may be closed, as in a sunroom enclosure.

Fascia: The vertical "fascia board" which caps the end of rafters outside a building that is used to hold the rain gutter.

Fence: A barrier intended to prevent escape or intrusion or to mark a boundary usually made of posts, metal pickets, gates, masonry or Wood Crete. A fence is not a visual barrier; a wall is a visual barrier.

Finished Grade: The final elevation and contour of the ground.

Flag: A rectangular fabric that represents a country, city, state, institution or organization; an emblem or icon representing an event or season.

Garden House: A single-family residence that does not share a common wall with another residence located in a LMH neighborhood.

Golf Course Lot: A house that wholly or partially borders on a golf course boundary or has a view of a golf course and has a 3-foot-tall restriction in the final 20 feet of the lot.

Grade: The slope of the ground measured at ground level at any point on a lot.

Gravel: Any loose rock that is larger than 1/2-inch in its smallest dimension and less than 2.5 inches in its largest dimension.

Greenbelt Lot: A lot that wholly or partially borders on and has a view of a landscaped or natural area.

Front Yard: See Yard, Front

Hardscape: Any masonry, woodwork, inert, or other non-plant elements installed on a residential lot such as the footprint of the house, the driveway, any courtyards, paths, patios, pools, ponds, walkways, or other features.

Hedge: A fence or boundary formed by a dense row of shrubs or low trees.

Hip roof: A roof slopes upward from all sides of a structure, having no vertical ends with either the four roof planes coming together at a single point or three plans coming together at each end or a horizontal ridge.

House, Front of: The area between the right, front corner and left, front corner of the house including any walls, patios, porches, or courtyards. The front plane of the house.

House, Rear of: The area between the right, rear corner and left, rear corner of house, and including walls, patios, porches or courtyards. The rear plane of the house.

House, Side of: The area of the house that is neither the front of the house or the rear of the house. The side planes of the house.

House Slab: The house's foundation that is covered by the original roof of the house.

Illuminance: The perceived brightness of a light source.

Impervious Cover: Hardscape composed of concrete or stone or a combination of concrete and stone, compacted clays, sands, and gravels. Examples include, but are not limited to, walkways, patios, driveways, retaining walls, pools, pathways and ponds.

Inert Material: Materials such as rock, hardwood mulch or bark that are deficient in active properties. They may be permeable or impervious.

Inert Zone: Part of a xeriscape planting area containing inert material.

Interior Lot: Lots that do not border on a golf course, greenbelt, habitat, or nature preserve areas.

Irrigation Plan: A scaled drawing of a landscape irrigation system which shows all the necessary information to install or intended changes to an irrigation system.

Irrigator: A professionally licensed person with a state-issued registration number that sells, designs, installs, maintains, alters, repairs, services or supervises the installation of an irrigation system.

Knee Wall: A substitute term for "seat wall."

Knox Box®: A lockable steel box next to a house's front door storing keys to allow emergency personnel to unlock the door.

Landscape: The area of a lot other than hardscape that is modified or ornamented with plant cover, grass, shrubs, flowers, etc.

Landscape Lighting: Ground-mounted low-voltage lights, either 12-volt or solar powered, that direct the light downward and are placed in a landscape area for decorative purposes.

Lightning Arrestor (Lightning Conductor or Lightning Rod): A rod made of materials that are good conductors of electricity that are mounted on top of a house and attached to the ground by a cable that when struck by lightning carries the electrical charge safely into the ground and prevents damage to a house.

Low-voltage Lighting: Lights operating with 12-volt power used in landscape areas or along walkways.

Maintained Houses: Cottages and garden homes whose landscaping is maintained by the Sun City Texas Community Association.

Maximum Size of Plantings: Maximum size of planting means the anticipated height and horizontal dimension of the plant material at full maturity.

ModCom: See "Modifications Committee."

Modifications Committee: The Sun City Texas Community Association committee charged with the writing and maintaining the Design Guidelines and reviewing resident applications for house and landscaping modifications.

Monochromatic: A single color without an over-lay pattern or visual texture.

Natural Materials: Architectural or landscape materials, such as rocks, sands, gravel, drift logs and other items used as part of landscaping.

Neighboring Property: Any adjoining property including, but not limited to, residential property, CA common area, golf course property or any other CA-owned property.

Nuisance: See Paragraph 5 of Exhibit C of the Declaration of Covenants, Conditions and Restrictions

Original House Closing: The date of the purchase of the house from the developer.

Originally Constructed: A house feature at the time of the original house closing.

Path/Pathway: An area intended for the use of pedestrians.

Pathway Lighting: Ground-mounted low-voltage lights, either 12-volt or solar powered placed along a pathway to assist pedestrians using a pathway at night.

Patio: A surface created as an extension of the footprint of the house that may be located in either the front or rear yard and may be covered or uncovered or enclosed.

Patio & Deck Lighting: Low-voltage lights, either 12-volt or solar powered placed within a patio or deck structural member.

Patio Enclosure: An enclosure typically composed of a shed roof and curtain wall (non-load bearing exterior wall) with framing glass and/or screen material.

Patio Fence: An approved fence enclosing a rear patio or a portion of the rear yard that is within the rear boundary of the property.

Patio Slab: The hardscape surface of a patio or patio extension. It may or may not be connected to the house foundation and not under the original roof of the house.

Pergola: A structure usually consisting of parallel columns supporting an open roof of girders and cross beams. These may employ a roofing material sandwiched between two sheets of metal or plastic material.

Pervious Cover: Any washed rock with no pieces smaller than .75-inch, plastic sheeting with drain holes that permits drainage under any rock and hardwood/pine bark mulch.

Pitch of Roof: The incline of a roof or the ratio of the total vertical rise to the total horizontal run of the roof, i.e., a 2-foot rise for a 12-foot run is a 2:12 pitch roof (expressed in the inches of rise, per foot of horizontal run).

Planted Zone: A planted zone in a xeriscape landscaping project.

Pop-Outs: Typically stucco projections surrounding openings (doors and windows) in exterior walls.

Porch: The area under the existing roof of the house is a porch. Usually, a roofed open area attached to the front entrance to a house; a roofed platform adjoining an entrance to the house.

Primary Background Color: The primary stucco color of a home. For masonry homes (limestone or brick) a color that complements the color of the masonry.

Privacy Fence: A fence that completely encloses an area as a visual barrier is prohibited.

Privacy Lattice: A lattice usually on rear porch that provides a visual barrier to adjoining houses.

Privacy Wall: A masonry structure attached to the rear of a house that provides a visual barrier when viewed from outside the wall.

Public Utility Easement: The area along a lot boundary that is freely accessible to the City of Georgetown or their contractors and within which there may be extraordinary restrictions to building or planting.

Rear Yard: See Yard, Rear.

Reviewing Body: The Modifications Committee.

Rolled Roofing: Asphalt roofing products manufactured in a rolled form. Often used as a

substitute for three-tab shingles. The use of this roofing material is prohibited.

Seat Wall: A raised structure built along the edge of a patio or deck in the front or rear yard to provide seating and safety. Generally, seat walls are built of the same material as the patio or deck of which it is a part and are integral to the patio or deck and are not more than 3 feet from the walking surface.

Security Door: An exterior door unit manufactured for the purpose of providing a deterrent to forceful house entry and is installed outside a house's exterior door(s). A security door may have the attributes as a storm door; however, a storm door only provides protection against extreme weather hazards.

Setback: The open space on a lot upon which structures cannot be built.

Shade Device: An overhead lattice covered structure (see Pergola).

Shed Roof: Roof design of a single roof plane.

Side Yard: See Yard, Side.

Sight Triangle: The "sight triangle" consists of an area beginning at the intersection of the curbs of corner lots, and going 25 feet down each curb line having height restrictions.

Siren: The audible component of a home security system.

Slab: The "slab" portion of the house foundation under the original roof. It does not include patios, porches or other flat work outside the original roof line.

Soffit Vent: A ventilation intake installed under the eaves or at the roof edge.

Solar Screens: Framed screening material mounted on the exterior of window openings to reduce the adverse effects of exposure to the sun.

Spark Arrestor: Devices fitted to a flue or chimney pot intended to prevent the escape of airborne fire embers.

Sunroom Enclosure: A porch, under the original roof of a house, that is fully enclosed with glass or weather resistant glass substitute.

Supplemental Declaration: A Declaration of Covenants, Conditions and Restrictions that applies to only a subset of the community.

Trellis: A single-plane structure with height and width that creates a latticework used as a visual screen or to support climbing plants.

Turf Zones: An area covered completely by turf grass and/or living ground cover. It may or may not be part of a xeriscape landscaping project.

Wall-Mounted Up-lights: Wall-washing lights installed to create a decorative effect by illuminating parts of a house or landscaping.

Water Conservation: The design, installation, service and operation of an irrigation system in a manner that prevents the waste of water, promotes the most efficient use of water, and applies the least amount of water needed to support healthy individual plant material or turf, reduce dust and control erosion.

Water Feature: An architectural or landscape enhancement that uses running water as a principal component. Water Features include, but are not limited to, fountains, waterfalls and artificial streams.

Weather Stations: Residential weather stations are generally a combination of sensors (wind speed and direction, precipitation, temperature, etc.) mounted on the exterior of the house (the roof) and a receiver installed in the interior. These are connected with a cable/wire or by

wireless communication.

Wood Pellets: Wood pellets are a biomass material, which means that they are products of commonly grown plants and trees. Residential pellets are often made from the sawdust left behind by lumber and furniture industries.

Xeriscape: A landscape design which when built will require 50% or less of the normal amount of irrigation as a turf-based design. This may be achieved by reducing the size of the turf areas on the property, substituting a combination of low water use planting areas, drip irrigation and inert material (mulch, rock or stone) beds.

Yard: That area of the House owner's property that is not covered by hardscape.

Yard, Back or Rear: That area of the House owner's property that is rearward (away from the street) of the rear plane of the house (when facing away from the street), including contiguous portions of the right and left side. Where a house is located on a corner lot the "rear" is always facing away from the street on which the house is addressed.

Yard, Front: That area of the House owner's property that is forward (toward the street) of the front plane of the house (when facing toward the street), including contiguous portions of the right and left side. Where a house is located on a corner lot the "front" is always facing toward the street on which the house is addressed.

Yard, Side: The area that is not the front yard, nor the rear yard.

Zero Lot-line Houses: See N38 Courtyard Homes.

APPENDIX B – RECOGNIZED HOLIDAYS

The following holidays are recognized wherever holidays are a consideration. If there is a conflict between this list and the Board of Directors-approved list of holidays, use the Board of Directors-approved list of holidays. Some holidays are not bound to a specific date or dates. In such cases, use the generally accepted date or dates for the year.

- a) New Year's Day – January 1st
- b) Martin Luther King Jr. Day – Third Monday in January
- c) Valentine's Day – February 14th
- d) Presidents Day – Third Monday in February
- e) Texas Independence Day – March 2nd
- f) St. Patrick's Day – March 17th
- g) Easter – Dates Vary
- h) Memorial Day – Last Monday in May
- i) Flag Day – June 14th
- j) Juneteenth – June 19th
- k) Independence Day – July 4th
- l) Labor Day – First Monday in September
- m) Patriot Day – September 11th
- n) Rosh Hashanah – Dates Vary
- o) Yom Kippur – Dates Vary
- p) Halloween – October 31st
- q) Veterans Day – November 11th
- r) Thanksgiving Day – 4th Thursday of November
- s) Christmas Eve – December 24th
- t) Christmas Day – December 25th
- u) Hanukkah – Dates Vary
- v) Kwanzaa – December 26th through January 1st
- w) New Year's Eve – December 31st

APPENDIX C – NATIVE TREES & RESOURCES ON NATIVE & ADAPTED PLANTS

Native trees are native to Sun City Texas Area and the Edwards Plateau. Other trees may be suitable for planting in the community. Sun City will follow all guidelines for trees, shrubs, plants, etc. from the approved list published by the City of Georgetown. The list can be found here:

<https://cms3.revize.com/revize/georgetowntx/Documents/Development%20Services/Planning/Information/Preferred%20Controlled%20and%20Prohibited%20Plant%20List%2010.16.24.pdf>

Ladybird Johnson Wildflower Center, UT at Austin: The Center's gardens display the Texas native plants and their database of more than 7,200 native species available online.

Libraries: CA Library, the Sun City Garden Club/Nature Club Resource Center and Georgetown Library have very good reference material.

Native Plant Society of Texas: NPSOT promotes the conservation, research and use of native plants and plant habitats through education, outreach and example.

Sun City Garden Club: Speakers and other activities related to Texas gardening.

Sun City Horticulture Club: A group dedicated to organic gardening and sells native plants.

Sun City Nature Club: Native Plant Special Interest Group provides education about and encourages the use of native plants.

Texas Invasive Plant and Pest Council: Maintains an online database of plants known to cause problems.

APPENDIX D – NO-PAPERWORK LIST

A homeowner is responsible for meeting all Design Guidelines requirements for the modifications listed even though an application and approval from ModCom is not required.

ENSURE YOU REFERENCE THE RESPECTIVE ARTICLE NUMBER TO REMAIN IN COMPLIANCE WITH THE DESIGN GUIDELINES.

#	Item	Article #
1	Cellular telephone booster/repeater antenna.	6.4
2	FM radio and amateur radio antennas. The owner's Amateur Radio Operator License must be on file with the Community Standards Department.	6.4 & 6.5
3	HDTV and similar antennas for television/internet.	6.4
4	Adding plants and shrubs in an existing planting bed.	4.4
5	Bird Baths/Bird Houses/Bird Feeders in rear yard that are 6 feet tall or less.	5.8.1
6	Bird Baths/Bird Houses/Bird Feeders hanging from a tree in the front yard. Limit 2 items.	5.8.1
7	Bird Baths/Bird Houses/Bird Feeders in the front yard up to 6 feet tall and within 2 feet of the house foundation. Limit: 1 item.	5.8.1
8	Construction/Landscaping Debris Boxes ("Dumpsters").	6.11
9	Edging for existing planting beds and tree wells.	4.6.1.f & 4.15
10	House entry door replacement:	3.10.b
	a) Fits in the existing door opening and the same style and color as the original.	
	b) Does not contain any colored glass.	
	Does not apply to Cottages.	
11	Exterior wall art and ornamentation.	5.8.5
12	Flags and flag mounts (except flags illuminated for nighttime display) mounted in one of the preferred locations:	5.7.2
	a) Display of the US flag, any US flag, or any United States Armed Service flag.	
	b) Display of a university, college or professional sports team flags.	
	c) Flag Mounts attached to a building.	
	d) Flags or banners celebrating holidays listed in Appendix C.	
	e) Seasonal flags, pennants or banners.	
13	Flower boxes on decorative concrete fences or under garage windows of cottages.	14.5.e

#	Item	Article #
14	Artificial or natural flowers, plants, and trees placed on a front or rear porch/patio.	5.4
15	Garden hose hanger.	5.3
16	Gutter guards that match the existing trim paint color.	3.14.c.6
17	Handrails and safety guardrails.	10.1
18	Holiday Decorations.	7.1, 7.2, 7.7 & Appendix C
19	Knox Box® Installation.	3.8
20	Flowerpots, decorative objects, and other artifacts in LMH house beds or on porches/patios.	14.8
21	Wall-mounted light fixtures conforming to the referenced Articles and:	7.1, 7.2, 7.3, 7.4, 7.6
	a) Must be fully shielded.	
	b) An unshielded fixture that is not larger than the developer-installed fixtures.	
	Does not apply to Cottages.	
22	Lightning Arrestors (Lightning Rods).	6.7.2
23	Developer-installed mailboxes, secure locking mailboxes, and plastic/metal bird deterrent spikes.	5.5
24	Mulching Material (Seasonal Placement). Not applicable to LMH.	4.4
25	Painting a home's exterior without changing the color scheme. Does not apply to Cottages.	3.14
26	Walkway, pathway, or driveway recoating without changing the color scheme.	3.15
27	Pet door in a side-entry door (not a golf cart door) or rear door within a fenced area.	3.7.1
28	Small Animal fencing.	9.1.m
29	Potted plants or free-standing objects on the driveway.	5.8.3
30	Replacement of individual plants (in-ground or potted) of the same or similar type or size does not alter the approved landscape plan. Not applicable to LMH.	4.4
31	Re-sodding a lawn with an approved grass. Saint Augustine and common Bermuda are prohibited.	4.11

#	Item	Article #
32	Safety handrails.	10.1 & 10.2
33	Satellite Antenna. Requirements for a “no-paperwork” installation are:	
	a) Meet provisions of lists 6-1 and 6-2.	
	b) All exposed wiring must be routed at right angles and securely fastened to the home.	6.3
34	Skylights, tubular variety that do not contain internal lighting and attic fans. A City of Georgetown permit required.	6.2.2
35	Solar-powered pathway lights. Lights meeting the following requirements and conforming to the referenced article may be installed:	7.5 & 7.6
	a) Along the pathway from the front entry to the driveway and/or to the street.	
	b) Along one side of the driveway continuing to the front entry of the house.	
	c) No taller than 3 feet from the developer-finished grade.	
	d) Must be at least 4 feet to 6 feet from any ground-mounted light. Lights may be closer at steps, elevation changes, and changes in pathway direction.	
	e) Light must be directed downward, and the fixtures must be fully shielded.	
	f) Light fixtures emitting anything other than white light are prohibited. Color lights are prohibited.	
	g) Light fixtures with non-reflective finishes must be used. Polished light fixtures are prohibited. Does not apply to Cottages.	
36	Window solar screens.	12.1.2
37	Statues, ornaments, and other accessory features not exceeding 3 feet in the front yard.	5.8.6
38	Statues, ornaments and other accessory features not exceeding 5 feet in rear and side yards.	5.8.6
39	Swings, gliders and hammocks.	5.8.6
40	Tree trimming – Trimming of that portion of any tree canopy that is above the owner’s property.	4.19
41	Ground-mounted and roof-mounted weather station.	6.8.1 & 6.8.2
42	Self-contained water fountains must be less no taller than 3 feet in the front or 5 feet in the rear yard.	5.2
43	Wild Animal Protection fencing. Does not apply to LMH.	4.21

#	Item	Article #
44	Window or Door (House or Garage) Replacement for Emergency Repair. An application required after the repair is completed.	3.10
45	Garage door keypads, door peepholes and video doorbells.	3.11
46	LMH: Adding annual bedding plants to planting beds at the homeowner's expense.	14.5
47	Temporary Plant Shelters during seasonal frost period.	3.4c

APPENDIX E – PROHIBITED ITEMS & STRUCTURE LIST

The items presented in this list are prohibited. It is not inclusive and does not name all of the items that are prohibited.

#	Item	Article #
1	Accessory buildings, including gazebos, storage buildings, guest houses and permanent greenhouses other than Custom Homes.	3.4
2	Alteration of natural lawn color through the application of any dye, paint or agent other than feeds and fertilizers appropriate for such use.	4.12
3	Any permanent or temporary devices are not specifically allowed in the Design Guidelines or Governing Documents. Such devices may include, but are not limited to, gas or electric lampposts, basketball hoops, purple martin houses, bat houses and mailbox bird deterrents like pinwheels and owl figures.	
4	Artificial Flowers or Foliage anyplace other than a porch or patio and in courtyard areas.	5.4
5	Boundary marking, except with approved fencing, or as specifically provided.	
6	Clotheslines or clothes poles and similar items.	CC&R
7	Concrete block, concrete masonry unit, railroad ties or any lumber.	4.17.c.4
8	Combined use of both mesh materials and wildlife netting.	4.21
9	Decorative fencing.	9.3
10	Detached garages.	3.4
11	The display of national flags of countries listed as State Sponsors of Terrorism by the US Department of State.	5.7.2.f.3
12	Electric or electrified fences.	
13	Parallel fences.	9.1.h
14	Fencing configurations which create a “dog run” or the appearance of one.	9.1.n
15	Fencing with wood or wood-like composition material.	9.1
16	Fences with scrolls, patterns or straight elements that are not at right angles to each other.	9.1.d
17	Fences with spikes or other adornments above the top rail.	9.1.h & 9.1.j
18	St. Augustine or Common Bermuda turf grasses.	4.11
19	Installation of any structure over 3 feet tall is prohibited in the rear 20 feet of a golf course lot.	5.8.1.c

#	Item	Article #
20	Polished or highly reflective lighting fixtures.	7.2.b
21	Lighting that constitutes a nuisance and/or hazard to any resident.	7.3
22	Mailbox replacements other than the developer-installed type. Custom Homes are exempt.	5.5.1.a
23	Inorganic mulching material, ground or pulverized rubber mulch, dyed mulches, and highly reflective rock of any dimension.	4.6.2
24	Pet doors in roll-up garage door.	3.7.1.b
25	Placement and storage of construction material and/or equipment on the street without permitting by the appropriate City of Georgetown agency.	2.1, 3.6
26	Placement of objects on the driveway or around the storm drains.	5.8.3
27	Roofing any patio enclosure with transparent material (i.e., glass, Lexan).	11.1
28	Screened enclosure of the front entry area of the house.	11.1
29	White screening structures, trellises, and arbors.	4.13.c, 12.3.2.c
30	Sheds, dog houses or any other similar free-standing structure.	3.4
31	Tents, tenting and fabric shades other than approved permanent awnings.	11.1
32	Trees or tall plants that are taller than 3 feet, within the “sight triangle” of a corner lot or tree branches lower than 8 feet that over-hang into the “sight triangle” of a corner lot.	4.16
33	Trellis/arbor attachment to a developer-installed fence or wall.	12.3.3.a.11, 12.3.3.b
34	The storage of equipment, tools or materials anywhere on a lot.	12.3.1.e
35	Window air conditioning units and fans.	6.1.c
36	Exterior security system sirens.	6.13
37	Arbors in front or side yards.	12.3.3.b.8 iii
38	Ground covering and landscape materiel used to spell names, depict states, or slogans, etc.	
39	Nighttime illumination of college, university flags or professional sport team flags.	5.7.2.c
40	Lampposts and polished metal fixtures.	5.6 & 7.1.d
41	Permanent tree-mounted lights.	7.1
42	Reflective house numbers painted on street curbs.	3.15.k
43	Driveways, sidewalks, etc., cannot be coated in asphalt or loose materials.	3.15.e
44	Using approved screening structures to store trash containers, tools, etc.	4.13.g
45	Solid plastic landscaping sheeting as a weed barrier.	

#	Item	Article #
46	Streamers or reflective material in vegetable/herb gardens.	4.17.f.3
47	Streamers or reflective material on mailboxes.	

APPENDIX F – ADDITIONAL GUIDELINES APPLICABLE TO ALL LOTS IN THE DESIGNATED CUSTOM HOME NEIGHBORHOODS 16C AND 20

A. ROOFING MATERIALS

All roofing materials shall be either 30-year three-tab composition shingles, colored, non-reflective metal shingles, clay tile, concrete shingles or slate. All colors must be earth-toned and non-reflective in appearance. Copper may be used over bay windows, provided it has a natural or chemically induced patina.

B. ROOF PITCH

Roof pitches must be no less than 2/12 and no greater than 12/12. The main roof structure must be 5/12 or greater. Porches and bay windows may have a 2/12 or greater pitch.

C. SIDING MATERIALS

Masonry construction of either brick or stone is encouraged. Stucco is permitted. Lap siding material will be considered if used as an accent and in moderation. No more than 25% of any home may be of any type of lap siding. Plywood, Masonite or other sheet type sidings are not allowed.

D. HEIGHT RESTRICTIONS

No building may exceed 34 feet in height, including chimneys and appurtenances. Two story structures are allowed, but the second floor must be no more than 50% of the size (net floor space) of the first-floor area. Large flat exterior walls that create a box like appearance are discouraged. Dormer style second floors behind sloped rooflines are preferred.

E. FIREPLACES

Only one fireplace may be installed in the rear yard of the home, whether wood-burning or gas fed. There are no restrictions on the number of fireplaces installed inside the home, except those that apply to wood-burning units. Installation of a wood-burning fireplace must include a spark arrestor that meets applicable fire and safety codes. Open wood-burning fire pits are not permitted.

F. DRIVEWAYS AND OTHER HARDSCAPE SURFACES

Driveways may be upgraded from standard to colored or surface-textured concrete. Exposed aggregate and stamped concrete are permitted. Colors stamped or stenciled patterns and surface textures on driveways and other hardscape surfaces must be compatible with the home and neighborhood. Asphalt paving or gravel is not permitted.

G. FREE-STANDING STRUCTURES

Any structure that is not attached to the main home must be similar in architecture and aesthetically complement the main structure. This would include guest houses, gazebos, etc. All

other guidelines set out in the Prohibited Structures section of the Sun City Texas Design Guidelines must be adhered to.

H. EXTERIOR WALL COLORS

Low light reflective colors are preferred. All future changes must be submitted and approved by ModCom.