

ARCHITECTURAL GUIDELINES
for
HAYDEN LAKES COMMUNITY ASSOCIATION, INC.

This document contains guidelines that the Architectural Review Committee (“ARC”) will use to make their decision for approval requests regarding exterior changes. The following guidelines are to assist homeowners and ARC in determining what exterior changes may or may not be permitted. These Architectural Guidelines (“Guidelines”) are not intended to bypass the approval process of the ARC. Owners/residents should consider these Guidelines in conjunction with the Hayden Lakes Covenants, Bylaws, and other governing documents. In the event of a conflict between these Guidelines and rules and the Hayden Lakes Covenants and Bylaws, The Covenants and Bylaws take precedence over these Guidelines. In the event of a conflict between these Guidelines and Harris County regulations, the more restrictive provision prevails.

Guidelines provide fair and uniform information for all Hayden Lakes residents (homeowners and renters).

Exterior appearance directly impacts property market value. The purpose of the ARC is to establish and preserve a harmonious design for the community, protect the value of the properties, ensure such improvements are of suitable quality, as well as, considerate of neighbors. The ARC’s function is to assure that no exterior changes to the structure (Dwelling) or improvements upon Lots be made unless they are consistent with or improve the overall appearance of Hayden Lakes. Each Lot is case specific and will be handled on an individual basis.

All capitalized terms in these Guidelines shall have the same meanings as that ascribed to them in the Declaration or as otherwise defined herein.

The Guidelines have been approved by the Board of Directors (the “Board”) acting for the Hayden Lakes Community Association, Inc. Guidelines will be maintained by the ARC and may be updated from time to time after review and approval by the Board. Homeowners should take note of any changes that will be made via Hayden Lakes email news blasts, website, or other official means of communication.

The Board and other agents of the Association monitor compliance with these Guidelines.

Although this document strives to address any and all possible guidelines, there are other possible changes to the Owners’ property that may cause a deviation from the general appearance standards in Hayden Lakes. Therefore, Owners should not assume that such a change, if not expressly mentioned in these Guidelines, will automatically be approved or not require ARC approval. All modifications should be presented to the ARC for approval prior to making such modification. While most of the common modifications are addressed in these Guidelines, this is not an exhaustive list of the changes that may be made to a property.

Do not copy your neighbor's application. When you consider altering or improving your property, do not rely on what your neighbors have done or said regarding their property. It may have been permitted under a prior standard but not under the current standard, disapproved, needed modification or constructed without plan approval. Each request for a modification will be reviewed on a case-by-case basis.

ALL CHANGES, ALTERATIONS, AND MODIFICATIONS TO THE EXTERIOR OF A DWELLING MUST BE APPROVED BY THE ARC, UNLESS IT IS EXPRESSLY STATED IN THESE GUIDELINES THAT NO APPROVAL IS NECESSARY. EVEN IF GUIDANCE FOR A MODIFICATION OR ALTERATION IS MENTIONED IN THESE GUIDELINES, PRIOR WRITTEN APPROVAL MUST BE OBTAINED FROM THE ARC.

The ARC is here to help. Please email HaydenLakesARC@gmail.com to clarify what is allowed when deciding on a new project or what is needed while filling out an application.

TABLE OF CONTENTS

1. Application and Approval Process
 - 1.1. Notices
 - 1.2. Items Not Requiring Prior Approval
 - 1.3. Application Process
 - 1.4. Required Application Information
 - 1.5. Variances
 - 1.6. Time to Commence and Complete
2. Regulations
 - 2.1. Address Markings
 - 2.2. Air Conditioning Units
 - 2.3. Basketball Goals
 - 2.4. Bird Houses and Bird Feeders
 - 2.5. Building Envelope
 - 2.5.1. Setbacks
 - 2.5.2. Easements
 - 2.5.3. Height Guidelines
 - 2.6. Cameras
 - 2.7. Car Covers
 - 2.8. Clotheslines
 - 2.9. Composting
 - 2.10. Contractors and Construction
 - 2.11. Decks (Attached or Detached) and Deck/Patio Covers
 - 2.12. Doors and Windows
 - 2.13. Drainage
 - 2.14. Driveways
 - 2.15. Dumpsters and Haul Away Bags
 - 2.16. Exterior Materials
 - 2.16.1. Approved and Prohibited Materials
 - 2.16.2. Finish Requirements
 - 2.17. Fences
 - 2.17.1. Materials
 - 2.17.2. Types
 - 2.17.3. Lots Abutting Public Property
 - 2.17.4. Setbacks
 - 2.17.5. Height
 - 2.17.6. Slope Requirements
 - 2.17.7. Wood Fences
 - 2.17.8. Steel or Wrought Iron Fences
 - 2.17.9. Gates
 - 2.18. Flags and Flagpoles
 - 2.19. Garages and Garage Doors
 - 2.20. Gazebos/Cabanas/Pavilions/Outdoor Kitchens

- 2.21. Greenhouses, Herb and Vegetable Gardens
- 2.22. Gutters
- 2.23. Irrigation Systems
- 2.24. Landscaping
 - 2.24.1. Grass
 - 2.24.2. Planting/Flower Beds
 - 2.24.3. Trees
 - 2.24.4. Corner Lots
 - 2.24.5. Plant Material
- 2.25. Lighting
 - 2.25.1. Floodlights/Spotlights
 - 2.25.2. Exterior Lighting
 - 2.25.3. Walkway Lighting
 - 2.25.4. Landscape Lighting
 - 2.25.5. Eave Lighting
- 2.26. Mailboxes
- 2.27. Maintained/Unmaintained Property
- 2.28. Moving Containers
- 2.29. Outbuildings
- 2.30. Paint and Stain Colors
- 2.31. Pet Enclosures and Doors
- 2.32. Play Structures
- 2.33. Pools and Spas
- 2.34. Portable Restrooms
- 2.35. Rain Barrels
- 2.36. Roofs and Shingles
 - 2.36.1. Materials
 - 2.36.2. Rooftop Elements
- 2.37. Satellite Dishes, Antennas, and Aerials
- 2.38. Seasonal and Holiday Decorations
- 2.39. Sewage Systems
- 2.40. Sheds/Storage Units
- 2.41. Shutters, Awnings, and Solar Screens
- 2.42. Sidewalks and Walkways
- 2.43. Signs and Banners
- 2.44. Solar Energy Systems
- 2.45. Standby Electrical Generators
- 2.46. Storage and Utilities
- 2.47. Sunrooms
- 2.48. Trash and Recycling Cans
- 2.49. Trampolines
- 2.50. Water Softeners and Purification Systems
- 2.51. Weathervanes
- 2.52. Yard Ornaments/Fixtures/Furniture

3. Enforcement

- 3.1. Inspections
- 3.2. Reporting Violations
- 3.3. Incurable Violations
- 3.4. Curable Violations

1. Application and Approval Process

1.1. Notices

Only an official letter from the ARC may grant approval, denial, or specify conditions to a request. If a discussion between the ARC and property owner takes place, no approval, denial, or changes may be decided in that discussion. Receipt of email or letter from the ARC is the official decision of the entire ARC.

The ARC has up to thirty (30) days to review and make a decision on an ARC application. Once submitted, please allow ten (10) days for an update on application status (i.e. - completeness, where it is in the process, etc.). Should a resident feel inclined to inquire between ten (10) and thirty (30) days, please email HaydenLakesARC@gmail.com with any questions.

Residents should maintain a record of approved changes according to these Guidelines. Residents are responsible to ensure any and all applicable permits are obtained prior to the start of any work.

All home improvement projects must utilize the Dwelling's footprint. Under no circumstances can Common Area be used to access construction site(s). Refer to section 3.3 for information regarding fees and fines for noncompliance.

1.2. Items Not Requiring Prior Approval

Prior approval is required for all additions, improvements, or changes to residents' real property, including color changes. The following items do not require approval if modified or installed in accordance with the applicable section. However, should any of these actions result in the application of unsuitable materials or workmanship which is judged by the ARC to detract from the community, the ARC has the right to require they be removed or replaced.

- Bird houses and feeders
- Doorbell cameras
- Car covers
- Clear sealer on fence
- Compost bins
- Removable flagpole
- Gardens
- Irrigation systems
- Landscape changes of annuals or shrubs
- Moving containers
- Rain barrels
- Satellite dishes

- Seasonal holiday decorations
- Signs and Banners listed in section 2.43
- Trampolines
- Yard Ornaments
- Water softeners and purifiers

1.3. Application Process

The Exterior Improvement Application can be found on the Hayden Lakes website or Sterling Portal online. Fill out the application in its entirety and return to Sterling at:

Email: ACC@Sterlingasi.com

Fax: 832-678-4510

Mail: Sterling ASI, 6842 N. Sam Houston Pkwy W, Houston, TX, 77064

The ARC may also be copied on the email when submitting a completed application. Please email HaydenLakesARC@gmail.com with any questions while filling out an application.

The ARC has thirty (30) days from the date of receipt of a complete proposal to respond. If the ARC does not respond timely, the application is deemed to be disapproved. The ARC will endeavor to respond in a timely manner to facilitate a resident's planning and implementation process.

Any resident has the right to appeal a decision of the ARC to the Hayden Lakes Board of Directors via the 209 Hearing Policy. The Board's decision shall be final and binding.

1.4. Required Application Information

Plans and specifications for improvements are to be submitted in writing for approval in advance. If work is completed without an application and approval, then subsequently denied, the Board has the right to demand the modification be returned to the original condition. All required information is found on the application. The more detail provided, the greater the chance of swift approval.

1.5. Variances

The Board, upon recommendation of the ARC, is empowered to grant variances based on Article II of the Declaration. Variances will be considered on a case-by-case basis.

Purchasers of a property may receive notice that the previous owner made an unapproved alteration or addition, and they are now in violation of the covenants. Current owners are responsible for any existing violations, regardless of previous ownership.

1.6. Time to Commence and Complete

Once approved, a project must commence within six (6) months or such approval should be deemed withdrawn, and it shall be necessary for the owner to resubmit the plans for reconsideration. Once construction on a project has commenced, it must be completed within twelve (12) months. Please email HaydenLakesARC@gmail.com if an approved project schedule will stretch beyond the above timeline.

2. Regulations

2.1. Address Markings

Address numbers on the Dwelling must be clearly visible. They may not be fully or partially covered up by trees, shrubs, or ivy.

Address numbers require approval to relocate to a position different from that originally installed by the builder.

2.2. Air Conditioning Units

All living areas within the home, including any room additions, must be centrally air conditioned.

No window or wall type air conditioner or window fan shall be permitted to be used, placed or maintained on or in any building on the Lot, with the exception that window or wall type air conditioners or window fans shall be permitted for the benefit of a garage if such unit is located at the rear of the garage, is screened from public view, and is screened from view by any other Lot, Common Area, or street.

2.3. Basketball Goals

Basketball goals are limited to thirteen (13) feet or less in height. Only one (1) basketball goal is permitted per Lot. All goals must be a minimum of ten (10) feet behind the curb line. Basketball goals must be kept in the upright position unless high winds are forecast.

No permanent basketball goals can be erected on community association property or city property. No portable basketball goals may be kept overnight on public property or streets or Common Area.

Basketball goals should be mounted either (a) on the garage wall or roof with the backboard parallel to the automobile entrance, or (b) on a rigid steel or aluminum pole (permanent or portable). Wooden poles shall not be permitted. Garage mounted backboards may not project more than two (2) feet in the front of the garage. The backboard supports must be firmly attached to the structure. Nails, by themselves, are not permitted. Mounting supports may be of

wood, steel, or aluminum, but they must be painted an acceptable color as outlined in Section 2.30 Paint and Stain Colors. The pole must have a manufacturer's weather restraint finish and be either black or in a color which is harmonious with the Dwelling.

Portable basketball goals should be weighed down appropriately. Weighing down portable basketball goals with bags of mulch or solely by other external means are prohibited.

The backboard color must be clear, white, gray, or black. If lighting is provided for the basketball area, it must comply with section 2.25 Exterior Lighting.

The homeowner must maintain the basketball goal in its original approved condition.

2.4. Bird Houses and Bird Feeders

ARC approval is not required for birdhouses and bird feeders in the rear of Dwellings. However, all such structures shall comply with these Guidelines.

No more than five (5) bird houses/feeders per Lot are allowed in the rear of a Lot. The height of each birdhouse and structure must not exceed fifteen (15) feet above the ground at its highest point, or five (5) feet above deck level, if it is placed on a deck.

The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the home and other improvements on the Lot. No birdhouse shall be larger than two (2) feet in width, length, and height.

One (1) bird bath, less than three (3) feet in height may be placed in the front of a home within the outlines of a landscaping bed.

2.5. Building Envelope

2.5.1. Setbacks

Building setbacks are measured from a property line to the foundation edge of the subject building. Eaves, steps and unroofed terraces may extend beyond the setback lines, but may not encroach on another property. Buildings or structures taller than six (6) feet may not be built over these lines.

Building Setback lines from:

Front Street: Front Building Line is set back twenty-five (25) feet for standard Lots and twenty (20) feet for cul-de-sac and thumbnail Lots from the front property line or street curb, unless otherwise stated on the individual lot plan/survey or section/subdivision plat.

Side: The minimum side yard setbacks on interior Lots is five (5) feet.

Rear: The rear building setback lines are per the plat and required easements. Corner Lot building setback lines are fifteen (15) feet from the side street property line if the Lot backs up to an abutting side yard or ten (10) feet if the corner Lot backs up to an abutting back yard.

2.5.2. Easements

Utility Easements provide drainage and access through/to a property for a public utility. Refer to individual Lot plat/survey for specific dimensions. Driveways, walkways, and fences may cross easements. Owners may need to obtain approval or permits from the relevant utility.

2.5.3. Height Guidelines

Dwelling: Additions should generally conform to the existing rooflines of the Dwelling. Unless otherwise approved, no Dwelling or residential structure may exceed thirty-five (35) feet in height.

2.6. Cameras

Video doorbell cameras (Ring or similar brands) do not require ARC approval but the trim color should match the door frame color. Any Ring doorbell or similar should be installed in place of the existing doorbell. Only one (1) doorbell may be installed.

Security cameras should be black, white, or colored to match the Dwelling. Surveillance equipment must be installed/attached to the structure itself. No equipment shall be pole-mounted in front of the Dwelling or any other location on the Lot.

2.7. Car Covers

There should be no more than one (1) car covered in a driveway at any time. The car cover must be a full car cover tailored to fit a specific car model and must not hang/rest on the ground. Partial car covers are not permitted. Car covers must be a solid, neutral color of beige, tan or gray. All covers must be kept clean and neat and must have no signs of tears or visible repaired tears. All covered vehicles must always be currently registered. Golf carts may not be stored in the driveway with a cover on them. Printing of letters, graphics or logos is prohibited on the car cover. Car covers are not meant to be used for permanent storage of any vehicle in the driveway.

2.8. Clotheslines

Clotheslines may only be installed in the rear of a Lot. Clothesline poles may not be taller than six (6) feet. Drying of clothes in public view from the street is prohibited.

2.9. Composting

Composting of organic yard waste and household vegetable matter in a composting site, bin or pile must be located in the backyard. Tree or shrub branches more than two (2) feet in length, meat, dairy products, cooking oil and grease are not permitted in compost bins or piles. Composting sites must be removed if objectionable odors emanate beyond the property line.

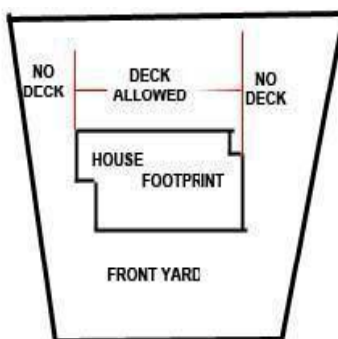
2.10. Contractors and Construction

Exterior construction is only authorized 7 AM to 6 PM Monday through Friday and 8 AM to 5 PM on Saturdays. Construction is prohibited on Sundays and New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving day, and Christmas Day. Interior construction hours are not limited if noise cannot be heard outside the Dwelling. These restrictions are not intended to preclude work of any kind that is DIY and completed by the Owner.

Construction sites must be kept in good condition with trash disposed appropriately and building materials contained such that they don't blow into adjacent yards or the street. Radios, phones, and other sources of amplified sound must not exceed 70 dB measured from any Lot line.

2.11. Decks (Attached or Detached) and Deck/Patio Covers

No decks other than a second-level balcony shall be constructed more than three (3) feet above the ground. Raised decks and stairs are generally allowed only behind the Dwelling and shall not extend past the rear corner of the Dwelling or into the side yard. See exhibit below for illustration.



Deck material shall be cedar, cypress, redwood, No. 2 or better-treated pine, or approved composite material (such as Trex or equivalent). Patios and walkways shall be constructed of concrete, natural stone, pavers, tile, and slate or approved composite materials, and the color and texture must be approved. The ARC must approve any change in appearance, material, color, or texture.

Roofed decks/patios shall be designed to conform to the existing Dwelling's rooflines.

Trellis covers shall be limited to twelve (12) feet above the deck/patio flooring or the eave line, whichever is lower.

2.12. Doors and Windows

Front doors may be changed or modified but must harmonize aesthetically with the front of the Dwelling. Painting of the front door requires ARC approval.

Storm doors that are full glass and factory finished may be approved. Storm door design and color should be similar or generally acceptable as complementary to the Dwelling. Storm door color should match the front door trim.

Mirrored glass on any windows of the Dwelling is prohibited.

Within three (3) months of occupying a Dwelling on any Homesite, Owners shall install appropriate window treatments. Appropriate window treatments include, by way of illustration and not limitation, curtains and draperies with backing material of white, light beige, cream, light tan, or light gray; blinds or miniblinds of the same colors or natural wood; and/or shutters of the same colors or natural wood. No other window treatment color may be visible from the exterior of the Dwelling. The ARC shall have the discretion to determine what window treatments are appropriate. Expressly prohibited both before and after the initial three (3) months of occupancy are any temporary or disposable coverings, such as reflective materials, window tint, tin foil, newspapers, shower curtains, fabric not sewn into finished curtains or draperies, other paper, plastic, cardboard, or other materials not expressly made for or commonly used by the general public for window coverings in a residential subdivision of the same caliber as Hayden Lakes.

2.13. Drainage

Drainage from each Lot should be directed to the street where possible. The placement of any improvement or landscaping must not halt or materially impede drainage flowing from a neighboring Lot and should not redirect the flow or significantly increase the amount of water flowing to a neighboring Lot. Drainage is prohibited from being directed onto community property or green spaces.

It is the Owner's responsibility to ensure stormwater from roof gutter downspouts does not cause substantial damage to neighboring properties. This water should be reasonably diverted where it can drain effectively.

French drains or underground drains are encouraged when necessary. The pipe must be buried underground and may terminate with a vertical or horizontal exit point at the curb.

2.14. Driveways

Driveways must cross the building setback area in a straight line and perpendicular to the street right-of-way. These improvements are not subject to front setback requirements. Driveways are subject to the five (5) foot side setback requirements, except on cul-de-sac lots. Driveway modifications must extend in a straight line from the Dwelling to the street. Driveways and garages must be placed near the property line farthest from the entry street when a lot sides onto a neighborhood entry street or collector/loop street. Turnaround or circular drives are prohibited.

The driveway may extend on both sides to the lesser of thirty-six inches (36") beyond the garage door or the edge of the Dwelling. Curb cut must be consistent with structure and intent of the rest of the neighborhood.

If the driveway is constructed over inlets or manholes, it is the Owner's responsibility to ensure compliance with any and all ordinances/regulations that may be in effect from Harris County and/or any other governmental agency (i.e. MUD, EPA) having applicable jurisdiction.

Driveways and walks may be extended into easement areas with the provision that drainage not be impeded and that suitable conduits be installed by the respective utility under any driveway extension. For driveway/walk extensions, residents should review their Lot survey plat to find out if any utility easements may be crossed. It is the resident's responsibility to obtain prior approval from the utility before ARC approval and installation of the improvement. Utilities must have access to their easements at all times and are not liable for any damage to a resident's landscaping or improvements located in such easements. Any drainage that carries over to a neighboring property should be remedied by the offending Owner.

The use of stamped and/or stained concrete is acceptable. Color, pattern, and design will require ARC approval. Painting of driveways and/or walkways is prohibited. Products that are a clear sealant are allowed without approval. All concrete surfaces on the front of a Dwelling must be cohesive and match.

Driveways and walkways should be pressure washed as needed to keep them looking new and mold/mildew free.

Interlocking pavers and brick pavers are acceptable. Asphalt for driveways, sidewalks, or walkways is prohibited.

2.15. Dumpsters and Haul Away Bags

Commercial dumpsters must be enclosed on all four sides. One (1) side may be a door but it must be closed when not in use. On site duration is limited to sixty (60) days. Dumpsters and haul away bags must be removed within seven (7) days of completion of the associated project.

Dumpsters and haul away bags must be maintained, kept clean, and free of nuisance animals. They must be emptied immediately if nuisance animals are discovered.

2.16. Exterior Materials

Materials should be used with restraint in regard to both color and diversity of material types. The intent is to create a continuity of materials throughout the neighborhood. The number of primary materials on the exterior will be limited to three (3), not including roof shingles and wood trim and must be approved by the ARC. Samples of all finished materials and colors must be submitted to the ARC for approval. No material change should ever occur on an outside corner. Where there is a transition on the upper levels of a Dwelling from masonry to another approved material on a side elevation, the masonry shall extend back at least two (2) feet.

2.16.1. Approved and Prohibited Materials

- Brick - Earth tone colors. Bricks shall meet standard specifications established by The Brick Institute of America. The use of painted brick is not allowed.
- Stone - Natural or synthetic stone in earth tones.
- Mortar joints - All mortar joints shall be tooled; "Slump" joints will not be allowed. Mortar color shall be selected to complement stone or brick color.
- Wood (non-man-made) - Stained in earth tone colors if cedar; painted in neutral colors if pine or smooth cedar. Horizontal application only.
- Fiber cement board lap siding – Use Hardiplank or equal.
- Stucco - The use of authentic stucco is permitted.
- Aluminum/vinyl windows- Bronze, tan, or white finish is allowed.
- Aluminum/vinyl siding - Prohibited.
- Plywood siding- Prohibited.
- Hardboard siding - Prohibited.

2.16.2. Finish Requirements

- Lot Sizes sixty (60) feet and greater: 100% of the first floor must be fully bricked, including stone or stucco.
- Lot Sizes less than sixty (60) feet: front (street facing), left, and right sides must be fully bricked, including stone or stucco, on the first floor with the back side under no requirement for brick, stone, or stucco.
- Lots abutting Hayden Lakes Drive, Boudreaux Road, and/or with rear or side lake views must have 100% of the first floor fully bricked, including stone or stucco.
- Front porch elevations are allowed to have hardiplank inside the porch area as approved by plan.

2.17. Fences

Maintenance of all fences including six (6) foot wood with cap rail and four (4) foot metal are the responsibility of the Owner. Deteriorated materials must be replaced by the Owner with materials identical to the original in quality, quantity, and design. If the Board deems it necessary, it will direct the repair of the perimeter fence. The cost of repair will be assessed against the individual Owner.

2.17.1. Materials

Fences are only to be constructed of wood, iron, or masonry, and material is dependent on location within the community. Chain link, wire, and string fences are prohibited. All sections are to be a maximum of eight (8) feet wide. The fence is to be installed using quality materials and standard construction techniques. Diagonal and horizontal fencing are strictly prohibited. Fences and gates must be properly maintained. Pickets, rails, or bars that are broken, warped, bent, sagging, or which have otherwise deteriorated must be repaired or replaced. Reference 2.30 Paint and Stain Colors for appropriate wood stains.

Backyard fences for swimming pool enclosures made of mesh or wrought iron four (4) feet tall or less do not need approval.

2.17.2. Types

- 6' Standard Wood Fence (Commonly known as Good Neighbor fence)
- 6' Upgraded Wood Fence with Cap Rail
- 6' Double Sided Wood Fence
- 4' Steel or Wrought Iron Fence
- 5' Capped Rail Wood Fence w/ matching gate or 5' Brick w/ wrought iron gate

See exhibit below for illustration.



Yellow - Type b. 6' Upgraded Wood Fence with Cap Rail
 Pink - Type d. 4' Steel or Wrought Iron Fence

If there is only one (1) flush side, it must be the public side. All fences situated parallel to the front Lot line or visible from a street shall have its vertical pickets on the exterior side and installed so that no posts/rails are visible from the respective front or side street.

All fences facing the side street of corner Lots and fences between Lots, paralleling the fronting street, must be a six (6) foot capped rail wood fence (Type B) with the good side towards the street. A gate is not allowed on the side street side of a corner Lot. Fences must run parallel to the street or perpendicular away from the street except for the fence sections allowed to extend perpendicular from the Dwelling.

2.17.3. Lots Abutting Public Property

Lots abutting Reserves, Greenbelts, Hayden Lakes Drive or Boudreaux Road shall have a six (6) foot high, capped fence, type B, along the rear and /or side (specifically for the “public” side) property line. Lots with a rear fence along the lake line shall have a four (4) foot high metal fence, type D, along the rear and/or side property line.

2.17.4. Setbacks

A minimum fence setback of five (5) feet from the front elevation of the Dwelling is required, but in no instance shall mechanical equipment such as air conditioner units and heat pumps be allowed to be seen from the street or public view. If the fence will approach the side of a neighboring Dwelling then it should intersect the property line no closer to the street than the allowed installation of a fence for the neighboring Dwelling.

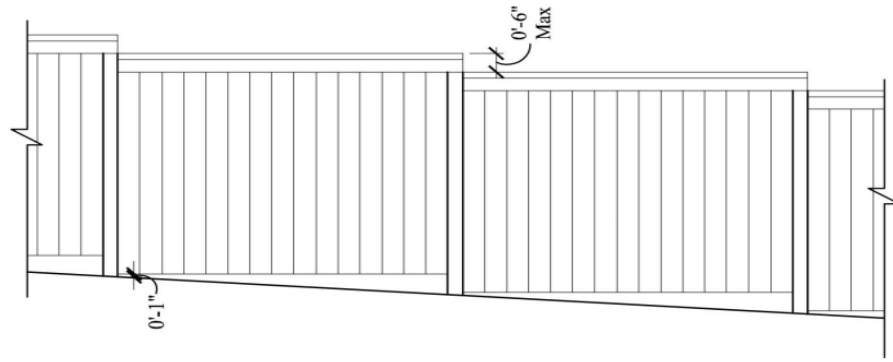
For side yards of corner Lots facing the street, a minimum setback of five (5) feet from the property line to the fence is required so that a planting strip may be installed between the sidewalk and the fence. All trees and shrubbery adjacent to the sidewalk must be maintained. Trees close to the sidewalks must be trimmed up to a height of seven (7) feet in order to allow for unobstructed pedestrian movement.

2.17.5. Height

No fence shall be more than six (6) feet high plus a 2 inch (2”) cap or crown. Rear and side fences on lake Lots shall not exceed four (4) feet in height.

2.17.6. Slope Requirements

The preferred approach to transition grade changes with fencing is to stair-step the fence down the slope and level with the horizon. Each fence panel must not be “stepped” or staggered greater than six (6) inches above or below the adjacent fence panel. For steeper slopes, smaller fence panels will be required. Fences may not parallel down the slope. See exhibit below for illustration.



2.17.7. Wood Fences

All wood fences are to be constructed with #2 cedar 1x6 pickets, #2 treated southern yellow pine posts and rails. Painting of wood fences is prohibited. Stockade style fences are prohibited. See exhibit below for illustration.



Wood fences on rear Lot lines and side Lot lines perpendicular to the fronting street shall be installed according to the chart of fence types. Alternating eight (8) foot panels of solid pickets and exposed rail are intended to provide a uniform attractive fence to each abutting property.

2.17.8. Steel or Wrought Iron Fences

Steel fences shall be Ameristar Montage ATF Welded Ornamental Steel Majestic 3R EXT 4T 8'W installed to be uniform with all neighbors. Steel or wrought iron should be primed and painted semi-gloss black.

Set steel posts in concrete footing. Steel fencing can be attached to masonry wall or brick columns. It is not to be attached to any wood fencing. In this situation, the steel fence is to be terminated with a three (3) inch square post adjacent to the wood post.

The wrought iron fence shall then continue on each side lot property line to extend from the corner of the rear property line towards the front property line for a minimum of sixteen (16) feet

then continue to the front property line with the standard six (6) foot height good neighbor wood fence.

Materials such as screening or wire mesh shall only be attached to steel or wrought iron fences to control small pets. All mesh must be no smaller than nineteen (19) gauge (1/2"x1/2").

2.17.9. Gates

Gates may be installed on one or both sides of a Dwelling but must face toward the front of the Dwelling. All gates shall be constructed with materials consistent with the fence materials. Wooden perimeter fences may not have gates or removable sections of any sort. Metal fences along the lakes may have one (1) gate with access to walking paths. Outside this gate, there may be a small paved or bricked landing, no larger than nine (9) square feet.

2.18. Flags and Flagpoles

Guidelines for flags are derived from the Hayden Lakes Flag Display Policy. If any conflict exists, that document prevails. Owners may have one (1) flagpole per Lot.

A removable flagpole, not to exceed five (5) feet in length, may be mounted on the Dwelling or a side fence without ARC approval. A flagpole mounted to a residential structure must be removed from view when no flag is displayed.

A freestanding permanent flagpole up to twenty (20) feet may be placed on a Lot. It must be mounted on an appropriate footing. The flagpole must not be located on an easement or within the front, side, or back setback lines.

The following types of flags may be flown on a flagpole.

- United States flag
- Texas Flag
- United States Armed Forces, Military, and all first responders
- Other country, state, province, or regional flag
- School, Collegiate, or Professional sports-related flag
- Holiday flag

Profanity and obscene/offensive images are strictly prohibited.

Flags must be attached to a flagstaff or flagpole to be displayed.

Flags must not be faded, frayed, or torn, and must have a neat, clean appearance. Flags should be properly replaced when worn. Flagpoles must be maintained at all times and should not be scratched, bent, rusted, leaning, or damaged in any way.

The size of the flag must be appropriate for the length of the flagpole. Telescoping flagpoles and flagpole halyards, which must be securely fastened at all times, must not make noise under any conditions.

The American flag must be displayed in accordance with federal law, and the Texas flag must be displayed in accordance with Texas law. No part of the flag should touch the ground or the landscape. No flag or banner will be flown or displayed higher or more prominently than the American flag. The American flag will be at least as large as and never smaller than any other flag or banner on display on the Lot.

If the evening display of the flag is desired, the flag may be lit from the top or base of the flagpole. The lights must shine directly down or up at the flag and cannot cause any type of light spillover onto adjoining properties. All exterior lighting must be submitted to the ARC for prior approval.

Additionally, one (1) approximately twelve (12) inches by eighteen (18) inches garden flag is allowed without approval. Flag should be hung on a wrought iron or similar garden flag stand, no more than three (3) feet off the ground.

2.19. Garages and Garage Doors

Garages, at a minimum must be able to accommodate the storage of two (2) full size vehicles at the same time, and at a maximum, accommodate the storage of four (4) full size vehicles at the same time with a maximum three (3) single garage doors or one (1) double garage door and one (1) single garage door. Attached front loaded three (3) car garages are permitted if one (1) bay is offset a minimum of three (3) feet behind the two (2) car bay. An extension in the length of a garage which permits additional storage space is allowed.

Garage doors are to be four (4) or five (5) paneled metal or fiberglass and must open vertically into the garage. No wood or particle board doors are permitted. Garages are required to maintain fully operating overhead doors which are in good condition at all times. Garage doors must be painted a color which complements the adjacent wall or trim. Outlining garage door panels and contrasting color or checkerboard design is prohibited.

Treatment of detail on garage doors should be consistent with the overall character of the Dwelling. Fastened or magnetic faux garage door handles/hinges are permitted. Glass fenestration is permitted. Glass may be clear or opaque. Stained or colored glass is prohibited. No reflective film or foil is permitted on windows.

Carports are prohibited. Porte-cochere is permitted with ARC approval.

Conversion of existing garages for residential use is not allowed unless a new equivalent sized garage is added to the Dwelling. Enclosed parking for a minimum of two (2) full sized vehicles is required for every Lot.

See Section 2.30 Paint Colors for guidelines on painting.

2.20. Gazebos/Cabanas/Pavilions/Outdoor Kitchens

These structures must not encroach on a setback line or easement.

Peak of structure roofs should be limited to twelve (12) feet in height measured from the ground. However, depending upon the size of the structure, a higher roof may be acceptable, but must be justified by the Owner/contractor. Flat/arbor roofs shall not exceed ten (10) feet in height measured from the ground.

The structure materials shall be harmonious with the standard type, quality, and color of materials used for the Dwelling, as listed in 2.30 Paint and Stain Colors.

Water and electricity must be installed according to the National Electrical Code and Harris County building codes. All pipes and electrical conduits must be underground.

No more than one (1) shop, studio, screened enclosure, cabana, or greenhouse will be permitted on any Lot.

2.21. Greenhouses, Herb and Vegetable Gardens

Herb and Vegetable Gardens may only be planted in the rear of a Lot. The garden should be out of view from the street.

Greenhouses may not exceed ten (10) feet in height. Materials may be glass or rigid transparent material. Plastic sheets are prohibited.

2.22. Gutters

Gutters and downspouts must match the main Dwelling or trim color, except in cases where copper fixtures are being used. Half round copper gutters or square metal gutters are permitted.

Gutters and downspouts must be designed and installed so that water runoff does not adversely affect drainage on adjacent properties.

2.23. Irrigation Systems

Underground irrigation systems will not require approval of the ARC. Sprinkler or irrigation systems of any type, which draw upon water from the lakes, ponds, or other ground or surface waters, are prohibited. A backflow preventer measuring no larger than twenty-four (24) inches by forty (40) inches is allowed forward of the fence on the same side of the Dwelling as the water main entrance.

2.24. Landscaping

It is the intent of the ARC to maintain landscape integrity. Emphasis shall be placed upon landscaping as a means of achieving a consistent beauty in the community and will be required for all Lots.

Landscape design and planning shall be integrated with the overall area design concept and not be considered merely as an afterthought.

Each yard and all landscaping shall be maintained in a clean, orderly, healthy, and attractive appearance. Proper maintenance includes:

- Mowing
- Pruning and shaping
- Weed control in lawns, planting beds, and around trees
- Adequate irrigation
- Appropriate fertilization
- Insect and disease control
- Appropriate mulching of planting beds
- Replacement of diseased or dead plant materials

2.24.1. Grass

Front yards exposed to street view are St. Augustine or hybrid Grass. Lawns may be “overseeded” with rye grass (maintained to 2-1/2” height). Wood fenced rear and side yards may be sprigged with St. Augustine or grassed with Bermuda. The use of Astroturf, artificial turf, or other carpet-type floor coverings in the front yard or on front porches is prohibited.

2.24.2. Planting/Flower Beds

All planting beds must be mulched with three (3) inches of shredded pine bark, compost, or mulch (brown, black or red). Rubber mulch is prohibited. A six (6) to fourteen (14) inch strip of rock around the base of the foundation in planting beds may be installed. Specimen boulders twelve (12) inches in diameter or greater are permitted in Earth tone colors only. Bright colors are not permitted.

Gravel or rock is acceptable in replacement of mulch with ARC approval. A photo of the Dwelling, the area to be replaced and the rocks or gravel being used will be required. Colors of the gravel or rock must be complementary to the style of the Dwelling and approval will be at the discretion of the ARC.

No gravel or rock of any size or color is permitted for use or substitution for ground cover or grass lawns.

Replacement of plants, shrubs, perennials, or seasonal flowers (annuals) in previously approved planting beds does not require prior ARC approval. Removal of any plant, shrub, or tree without replacement requires prior ARC approval. In the case of removal without replacement, please provide adequate explanation of the reason and clearly state the intended landscape alternative.

Artificial vegetation will not be permitted on the exterior of any Lot. Vegetation of any type is not permitted along the driveways.

When applying to add or extend to an existing flower/planting bed, provide a photograph of the proposed area depicting where the bed will go and indicating where shrubs, trees, or perennials will be planted. Seasonal flowers need not be depicted and are at the owner's discretion. A plat must be provided with the flower bed dimensions drawn to scale. Approved edging materials are listed below.

- Natural rock, in beige tones, when constructed into a stable, solid wall-like structure.
- Solid bricks, no visible holes, which match the color of the main structure, are mortared as a solid structure, and are at least two-bricks in height. The ARC will not approve any bricks installed vertically or angled.
- Rough texture modular blocks may be used. Permitted colors are brown, buff, beige tan, or gray.
- Products made from recycled materials and manufactured to look like a brick or stone edging may be approved on a case-by-case basis.
- Continuous decorative concrete edging provided that the color, texture, and profile are approved and coordinate with and complement the main structure. Bright colors will not be approved. Gray edging will be reviewed to ensure it does not look like bare concrete.
- Wooden or wood-based retaining walls or edging, creosote timbers, metal, plastic, bare/exposed concrete, and cross-ties are prohibited.

The color of all edging and retaining walls used throughout the property must coordinate with and complement the main structure and across edging types if a mixture of edging types are used.

2.24.3. Trees

Before planting or removing trees, an ARC application must be submitted to the ARC. No trees greater than three (3) caliper inches to be measured at a point six (6) inches above grade shall be removed, unless approved in writing by the ARC. In the event of an intentional or unintentional violation of this Section, the violator may be required to replace the removed tree with one (1) or more comparable trees of such size and number, and in such locations as the Board, in its sole discretion, may determine necessary.

Replacement of a tree due to death or disease is allowed without approval as long as the replacement is with the same species and is approximately the same size as the dead/diseased plant or tree.

All Lots must have a minimum of two (2) trees in the front yard. At least one (1) tree must be a shade tree from the list in Section 2.24.5 Plant Material. Trees must be a minimum four (4) caliper inches measured twelve (12) inches from the base of the tree.

Trees that overhang sidewalks must be trimmed to at least seven (7) feet of clearance above ground or fourteen (14) feet if the tree overhangs a roadway or parking area.

2.24.4. Corner Lots

In order to reduce the impact of long expanses of fences alongside streets, the following additional planting will be required along corner side Lot fences. For every thirty (30) linear feet of fence either one (1) additional ornamental tree or shade tree or a group of five (5) one (1) gallon shrubs.

2.24.5. Plant Material

Mexican Fan Palms and Queen Palms are strictly prohibited. Yucca, cactus, and bamboo are not in character with the neighborhood and may be cause for rejection of plans.

The following is a list of plants considered to be appropriate. Other trees will be considered on a case-by-case basis.

Shade Trees

Pecan	Sweet Gum	Loblolly Pine
Texas Pistache	Sawtooth Oak	Red Oak
Burr Oak	Water Oak	'Drake' Evergreen Chinese Elm
Cedar Elm	Live Oak	Platanus Mexicana - Mexican
Sycamore		

Ornamental Trees

River Birch	Chinese Fringe Tree	Majestic Indian Hawthorn
Yaupon	Golden Raintree	Crape Myrtle
Waxleaf Privet (tree form)	Magnolia	Sourwood
Orange Jasmine (tree form)	Evergreen Pear	'Aristocrat' Callery Pear
Red Bud	Japanese Stewartia	Japanese Snowbell
Japanese Blueberry	Fragrant Snowbell	Bald Cypress
American Holly - and other trees from Holly species		

2.25. Lighting

Any lighting modification or addition to the front of the Dwelling, including but not limited to spotlights, floodlights, or high intensity lighting (including both temporary or permanent installations) is permitted with ARC approval. The type, quality, and color of all exterior site and house lighting must be consistent with other existing lights on the property.

2.25.1. Floodlights/Spotlights

Fixtures must be attached to the Dwelling or other architectural structure. All floodlights or spotlights should be directed to the ground or structures within the Owner's property. Fixtures must not illuminate adjacent public or private properties. Lights must be directed and shielded so that they do not create a glare spot visible to neighbors. The fixture cover and any shielding should be compatible with the building. Conduits and wiring must be concealed. Neither high-wattage, commercial/industrial-type fixtures or sodium-vapor light sources will be approved for residential installation.

Replacement of installed flood lights with a like-kind does not require ARC approval. However, flood lights containing cameras or motion sensors are not considered like-kind and require ARC approval.

2.25.2. Exterior Lighting

All exterior lighting fixtures visible from the street or other public areas must be of an understated design that complements the architectural style of the Dwelling. High intensity area lighting, such as mercury vapor or high-pressure sodium is not allowed.

Free standing pole mounted decorative fixtures or lampposts are permitted, so long as the pole does not extend more than seven (7) feet above the ground, the light fixture is not situated more than six (6) feet above the ground, and the light is neither sodium vapor nor mercury vapor. Only white or off-white lights. The use of fluorescent and neon lighting are prohibited. All other colors are prohibited. Conduits and wiring must remain concealed from view of the passerby. Flashing, strobing, or blinking lighting are prohibited.

Architectural accent lighting is also permissible but must be from an incandescent or LED source.

2.25.3. Walkway Lighting

Proposed walkway lighting should be inconspicuous and of a bollard or dome design.

2.25.4. Landscape Lighting

Landscape lighting shall be permitted so long as the lighting is located within flowerbeds, shrubs, and/or trees.

2.25.5. Eave Lighting

Eave lighting must be discreet from the street. If there are tracks, they should not stand out and must be painted to match Dwelling eaves/soffit color. All wires must be encased in tracks or

connections made through the attic. Lights/tracks must be permanently installed with screws. They can not be attached using any material that would be considered temporary such as tape, wire ties, etc.

Lights must face down and bulbs should be clear when turned off and viewed from the street.

2.26. Mailboxes

Neighborhood box units, or cluster mailboxes, have been planned by the United States post office. Individual mailboxes in front yards or porches are prohibited unless required by law.

A single secured package drop box may be placed on a front porch. It must be painted to match the Dwelling. It may be no larger than two (2) feet in length, width, and height.

2.27. Maintained/Unmaintained Property

It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Lot or Homesite. All Lots shall be kept at all times in sanitary, healthful, attractive, up to the standards of the neighborhood, and safe condition.

Each Owner must keep their entire property (front, rear, and sides) and improvements in good order and repair including all appropriate external care of all buildings and other improvements in a manner and with such frequency that is consistent with safety and good property management. This includes but is not limited to:

- Repairing windows.
- Painting and staining.
- Repairing and maintaining siding, garage doors, gutters, fences, roof, shutters, screens, and decks.
- Mowing, weeding, edging, and seeding or sodding of lawns.
- Removal of substantial yard debris such as leaves and branches.
- Pruning and maintaining trees and shrubbery such as removing dead trees, tree limbs, and weeds from flower beds.
- Removing exterior algae/mildew on dwellings, garage, and pavement areas.
- Repairing all damaged walkways and driveways to the street pavement edge.

The assembly and disassembly of motor vehicles and other mechanical devices that might tend to cause disorderly, unsightly, or unkempt conditions shall not be pursued or undertaken on any part of the Subdivision. Notwithstanding the above, the disassembly and assembly of motor vehicles to perform repair work shall be permitted provided such activities are not conducted on a regular or frequent basis and are either conducted entirely within an enclosed garage or, if conducted outside, are begun and completed within twelve (12) hours.

2.28. Moving Containers

Portable containers (PODS, etc.) may be located on a Lot for a maximum of fourteen (14) consecutive days. They may only be placed in the driveway.

2.29. Outbuildings

Outbuildings may not exceed twelve (12) feet in height when installed and measured from the ground. This height measurement does not include the height of any foundation the structure is built on. The foundation (if any) may only be as tall as necessary to ensure the structure is level. At least one corner must be at ground level if the ground is sloping.

Outbuildings must be constructed of the same materials as listed in Section 2.16 Exterior Materials. The color of the sides of the structure must match the color of the body of the Dwelling. The composition, style, and color of the roofing material must match that of the Dwelling.

All Outbuildings must be maintained in a manner so as not to detract from the appearance of the neighborhood.

2.30. Paint and Stain Colors

Repainting with the existing colors requires no approval.

Exterior paints and stains for each Dwelling shall be selected to complement or harmonize with the colors of the other materials with which they are used.

Wood siding and trim should stay within the earth-tone color family (gray, beige, brown). The use of white is also permitted. Bold, primary, pastel, or unusual colors are prohibited. The variety and number of exterior colors on each Dwelling should be held to a maximum of three (3) not inclusive of brick color or front door color.

When applying, color samples or paint chips shall be submitted for the Principal color ("field"); Trim (soffit, fascia board, window and door trim); and Accents (shutters, window hoods, side panel of doors and windows, and the exterior surfaces of doors).

Approved deck and fence stain colors are in the cedar family or clear sealer. No approval is required for the application of clear sealer only. Stain colors should be transparent or semi-transparent. Six (6) foot capped wood fences designated yellow in the figure in Section 2.17 Fences must be stained Sherwin Williams Cedar Bark on the side facing Hayden Lakes Dr or Boudreaux Road.

2.31. Pet Enclosures and Doors

Dog houses, dog runs, animal pens and all other structures or containment devices on any portion of any Lot except those located inside the main Dwelling, require ARC approval.

Invisible fences required to contain household pets are approved for backyard use only. Fences for a dog run must comply with Section 2.17 Fences and not be taller than five (5) feet.

Pet doors are permissible provided they lead out to the back or side yard. Pet doors are prohibited from being installed in the front door or garage door.

2.32. Play Structures

Play structures include any combination of swing sets, play sets, climbing structure, slide, hut or raised play set.

Dimensional guidelines for children's Play Structures:

- Fifteen (15) feet in height measured from ground level
- Fifteen (15) feet in width
- Twenty-five (25) feet in length

Play structures may not contain more than 64 ft² of elevated floor area. Elevated floor area may not exceed seven (7) feet in height as measured from the ground.

Play Structures must be located in consideration of neighbors' privacy and a minimum of five (5) feet from all interior property lines. All structures must be located within the backyard.

Any Play Structure in excess of five (5) feet tall or a base area in excess of twenty-five (25) square feet must adhere to the color requirements of Section 2.30 Paint and Stain Colors.

Play Structure covering color is required to be earth tone (brown, tan, beige or dark green) to blend in with the natural surroundings. Rainbow brand (red, yellow, blue) coverings may also be approved. Covering material must be weather resistant vinyl or canvas. Tarps, plastic, and poly coverings are prohibited.

Metal swing sets are prohibited anywhere on the Lot.

2.33. Pools and Spas

Application for construction of a pool, spa, or hot tub must include a plot plan showing its relation to all existing and proposed structures, property/setback lines, and easements. The application shall include the contractor's name, address, and phone number, as well as a construction schedule. Construction of such items shall be in compliance with Harris County codes and standards and the National Electrical Code.

Above ground pools are strictly prohibited.

During installation, the construction site will be enclosed by a temporary restraining fence/barrier. Under no circumstances may the contractor drive or dig on community association property. No building materials shall be stored in the street overnight. Excavated material shall either be used on site or removed immediately.

The pool, spa, or hot tub shall not impede drainage on a Lot or cause water to flow onto an adjacent Lot or community association property. There shall not be surface discharge from such units onto an adjacent Lot. Pool drainage must be through the sewer system.

Slides will not exceed eight (8) feet in height above the ground.

Decks, patio/deck covers, or any other structure constructed in conjunction with a pool, spa, or hot tub will conform to their respective guidelines as stated elsewhere.

Immediately after completion, the grass in the front of the Dwelling will be repaired/replaced with sod. It is prohibited to let the disturbed area fill in naturally.

All children's pools must be emptied and put away when not in use. Children's pools, slip and slides, or other inflatable water toys may be used but may not be left out in front of a Dwelling overnight.

Prefabricated above ground hot tubs or Jacuzzis are permitted. Materials and installation methods must be completed in accordance with the manufacturer's recommended procedures. The hot tub must not create an unreasonable noise for adjacent properties. All utilities servicing the hot tub shall be installed underground. The hot tub must be located in the backyard only, within property setbacks, and not obstructing easements. If the hot tub is enclosed by a structure, that structure is governed by the appropriate regulations in Section 2.16 Exterior Materials.

2.34. Portable Restrooms

Temporary portable restroom facilities must be located in a rear or side yard when possible and not cause an unreasonable or disproportionate impact on adjoining properties. During periods of construction, repair or remodel, a portable restroom facility may be stored on the Lot for a period not to exceed one hundred twenty (120) days. They must be emptied at least every thirty (30) days.

2.35. Rain Barrels

Guidelines for rain barrels, rain harvesting systems and their accessories and attachments are covered under the Hayden Lakes Rain Barrel Policy. If any conflict exists, that document prevails.

Rain barrels are prohibited in the front of a Dwelling. Rain barrels must not be more than six (6) feet above the surface or be visible from a street, another Lot, or a Common Area. Rain barrels must be a color consistent with the color scheme of the Dwelling. Rain barrels may not create unsanitary conditions or be of nuisance to any neighboring properties. All rain barrels must be fully enclosed and have a proper screen or filter to prevent mosquito breeding and harboring.

2.36. Roofs and Shingles

A minimum slope on all roofs should be six (6) in twelve (12) pitch. Porches and overhangs must have a minimum slope of six (6) in twelve (12) pitch. Flat roofing is prohibited.

2.36.1. Materials

If the replacement shingles are of the same grade, type, quality and color as the existing shingles, no approval is required from the ARC.

If the replacement or new roof shingles vary from the original shingles, an application must be submitted to the ARC that includes the type/brand of the shingle, color of the shingle, shingle weight (or year grade), and felt weight.

Suitable materials include standard fiberglass composition shingles and traditional slate. Wood/cedar shingles, clay tile, metal beyond the exact footprint used by the original builder, or other materials are not permitted.

Shingle color should be in keeping with the colors of the Dwelling and compatible with those of the neighborhood. Shingle colors must be in the dark range, including various shades of brown and grey, for continuity and individuality.

Except under emergency conditions, (i.e. storm damage, leaks) ARC approval is required before work is commenced. An ARC application must be approved regardless of the situation, and the ARC will attempt to expedite processing. Owners should communicate directly with the ARC or the Board under emergency conditions.

2.36.2. Rooftop Elements

No ventilators or similar types of roof additions are permitted on the front of the roof ridgeline and/or gable of a structure. All stack vents and attic ventilators shall be located on the rear

slopes of roofs and mounted perpendicular to the ground plate. The location and design of all skylights shall be approved by the ARC. Rooftop HVAC equipment is not permitted.

In the event of gas fireplaces, direct vents in place of chimneys are allowed, provided the vents are located along the rear slope or rear half of the roof and painted to match the shingles.

2.37. Satellite Dishes, Antennas, and Aerials

Prior approval is not required for a satellite dish, exterior antenna, aerial, or other apparatus for the reception of television, radio, satellite, or other signals as long as it is not visible from any street or common area.

No satellite dish, exterior antennas, aerials, or other apparatus may be visible from any street or common area unless it is impossible to receive signals from all other locations on a Lot. In that event, the receiving device may be placed in a visible location as approved by the ARC. In no case may satellite dishes be installed in front yards. Television antennas may be attached to the Dwelling; however, the antenna's location shall be restricted to the rear of the Dwelling, or to the rear of the roof ridge line, gable or center line of the Dwelling so as to not be visible from the street.

No satellite dishes shall be permitted which are larger than one (1) meter in diameter. Only one (1) satellite dish is allowed. If a dish is removed, the mount itself must also be removed.

No exterior antennas, aerials, satellite dishes, or other apparatus which transmit television, radio, satellite, or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Property. The Declarant, by promulgating this Section, is not attempting to violate the Telecommunications Act of 1996 (the "1996 Act"), as it may be amended from time to time. This Section shall be interpreted to be as restrictive as possible while not violating the 1996 Act.

The color of a satellite dish antenna shall be harmonious with the color of the Dwelling and improvements on the Lot.

2.38. Seasonal and Holiday Decorations

Seasonal/Patriotic Holiday Decorations are permitted and will not require approval by the ARC.

Decorations which are seasonal and commonly associated with a holiday may be displayed no more than sixty (60) days before and thirty (30) days after the associated holiday. Please refer to the Hayden Lakes Display of Religious Items Policy for additional guidance on religious displays, which may require ARC approval.

The sound level associated with holiday decorations shall not exceed 80 dB measured from the front door of any Dwelling, and all sound shall be turned off between the hours of 10 PM and 8 AM.

2.39. Sewage Systems

Sewage disposal systems, such as septic tanks or other naturally decomposing systems, are prohibited.

2.40. Sheds/Storage Units

Only one (1) Outbuilding, shed, or storage unit is permitted on a Lot and shall not encroach upon a setback line or easement. Maximum exterior dimensions shall be ten (10) feet in length and width and twelve (12) feet in height.

Materials shall be harmonious with the standard type, quality, and color of materials used for the Dwelling, as listed in Section 2.16 Exterior Materials.

Shed/storage unit(s) should not be visible from the street. It is encouraged to use shrubbery and trees to minimize the visual impact of these units.

2.41. Shutters, Awnings, and Solar Screens

Replacement of a damaged shutter with an exact replacement does not require ARC approval.

Wooden faux exterior shutters are permitted on the sides of windows. Metal storm shutters or shutters that roll up and down are prohibited.

Retractable fabric awnings or patio screens are permitted on the rear or side patio or deck only. Material must be canvas or similar durable fabric that can withstand seasonal weather. Awnings cannot be larger than the area of the patio or deck. Permanent, metal, and fiberglass awnings are prohibited. Awning must be retracted at night or whenever the Dwelling is unoccupied.

The color must be the same or complementary to the exterior of the Dwelling, matching either the trim or siding. Awnings must be a muted solid shade. When awnings become faded or worn, the fabric material must be repaired properly, replaced, or removed.

Fabric or metal awnings over individual windows are prohibited.

Solar screens are permitted and must be harmonious with the color scheme of the Dwelling.

2.42. Sidewalks and Walkways

A walkway four (4) feet in width from the front door of the Dwelling to the street curb or the driveway is acceptable. In addition, a broad landing, not to exceed the width of the porch, may be allowed at the front door and an eight (8) foot landing at the street.

Walkways shall be constructed of concrete, natural stone, or slate. The color and texture must be approved. Steps at elevation change are required on walkway slopes exceeding four (4) percent.

Walkways may be permitted on any portion of a Dwelling provided they are part of an approved, comprehensive landscape plan.

Sidewalks must be maintained by the property Owner. Hazards such as missing sections, cracks wider than 3/4 of an inch, or elevation between adjoining sections greater than 3/4 of an inch must be fixed promptly.

2.43. Signs and Banners

The types of signs described below are allowed without approval.

- For-Sale or For-Rent: One (1) sign in the yard of a Lot not exceeding two (2) feet by four (4) feet in area, fastened only to a stake in the ground and extending not more than four (4) feet above the surface of such Lot.
- Security signs or stickers: One (1) sign provided by a commercial security company not to exceed twelve (12) inches by twelve (12) inches may be displayed outside of a Dwelling near a point of entry such as the front door or the garage door. Additionally, up to six (6) stickers not to exceed four (4) inches by four (4) inches may be placed on the windows or doors.
- Child Find or similar signs or stickers: Up to four (4) stickers sponsored by a local police and/or fire department not to exceed four (4) inches by four (4) inches may be placed on the windows or doors.
- Political Signs: One (1) sign, including a political flag or banner, per political candidate or measure, not exceeding four (4) feet by six (6) feet in area, may be erected upon a Lot by the Owner of such Lot. Such signs shall not be displayed before the ninetieth day preceding the date of the election and shall be removed before the tenth day after such election.
- School spirit signs: One (1) sign per child residing in the Dwelling provided by or purchased from local schools supporting student activities be permitted so long as the sign is not more than thirty-six (36) inches by forty-eight (48) inches and is fastened only to a stake in the ground.
- High School Graduation signs: One (1) sign per child may be displayed on a Lot for the duration of the graduation year.
- Yard cards or lawn greetings: May be displayed for a special event for up to 48 hours and may not be displayed more than twelve (12) times per year per Lot.
- Birth, Birthday, Wedding, Sporting Event signs: Up to two (2) signs or banners not to exceed fifteen (15) square feet in size may be displayed on a Lot from two (2) days before to three (3) days after a special event.
- Yard sale or Garage sale signs: One (1) sign per Lot is allowed and should be no bigger than eighteen (18) inches by twenty-four (24) inches. Signs should not be posted more

than 24 hours prior to the yard sale and should be removed within 24 hours following the yard sale. These are only allowed during the annual neighborhood garage sales.

- Lost pet signs: May be placed upon Common Area poles for a period of thirty (30) days.
- Contractor signs: May be displayed only during the work on your project.
- Front or back door decorations such as wreaths and signs.

Notwithstanding the foregoing, any signs or banners approved by the Board for placement within Hayden Lakes may be installed and displayed for such periods as the Board shall authorize.

No other sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted, or attached to any Dwelling, fence, or other improvement upon such Lot so as to be visible from public view unless approval from the ARC has been received. All commercial signs, billboards, or advertising structures of any kind displayed in public view on any portion of the property or any Lot is prohibited.

Signs may not be lighted, accompanied by music, sound, balloons or streamers, or be portable and distracting to motorists. Signs may not exceed four (4) feet above the ground.

Brick entry walls, light posts, and landscaping around the neighborhood is community association property. The temporary display of any personal sign or banner, such as birthday greetings, advertisements of items for sale, etc. on this property is prohibited. The only exception to this prohibition of signs in public areas is to allow for small freestanding temporary signs advising of community events, such as Association meetings, community garage sales, etc. if prior approval is granted by the Board.

If any sign is placed within the neighborhood, including but not limited to the streets, street right-of-ways, and Common Areas, in violation of these Guidelines or the Dedicatory Instruments, the Board or its agents shall have the right but not the obligation to enter upon any Lot, Homesite, street, street right-of-way, and Common Areas and remove and/or dispose of any such sign violation, and in doing so shall not be subject to any liability for trespass, other tort, or damages in connection with or arising from such entry, removal, and/or disposal, nor in any way shall the Association or its agent be liable for any accounting or other claim for such action.

2.44. Solar Energy Systems

ARC approval is required for installation of solar products (water heaters, pool heaters, electric systems, attic fans, skylights, solar panels, and other products). Guidelines are derived from The Hayden Lakes Solar Energy Devices and Roofing Materials Policy. If any conflict exists, that document prevails.

Solar energy devices must be located on the roof of the Dwelling or another structure that is located in a fenced yard or patio. Roof mounted solar energy devices must be located on the

back of the home unless an alternate location increases the estimated annual energy production by more than 10%.

Devices located within a fenced yard must not be taller than the fence.

Roof mounted solar energy devices must not extend higher or beyond the roofline. They must be parallel to the roofline and have a slope that conforms to that of the roof. All frames, support brackets, or visible piping and wiring must be black, silver, or bronze.

2.45. Standby Electrical Generators

Generators are not to be used to generate all or substantially all of the electrical power to the Dwelling, except when utility generated electrical power to the Dwelling is not available or is intermittent due to causes other than non-payment for utility service to the Dwelling. No more than one (1) generator per Lot may be installed. Generators must not produce a sound decibel level greater than 70 dB. Generator testing may only occur between 9 AM and 5 PM.

All electrical, plumbing, and fuel line connections for the generator must be installed by licensed contractors and all electrical connections must be installed in accordance with applicable electrical safety and building codes. A power transfer switch must be installed by a licensed insured electrician and must conform to all local, state, and federal regulations.

Permanent standby generators must be installed behind the fence. The top of the unit may be no more than six (6) feet above natural grade. If the generator is removed for any reason, the homeowner must remediate and restore the landscaping to the original, including removing the concrete pad.

2.46. Storage and Utilities

Woodpiles, swimming pool pumps, filters and related equipment, and other similar items shall be located in the garage, side yard, or backyard behind and below the top of the fence so as to be concealed from view from streets and neighboring properties. It must not be located so as to block any existing drainage pattern on the unit. Woodpiles must be neatly stacked.

The yard (front or back) may not be used for storage of building / construction materials, trash (unless inside a trash bin), crates, etc.

No equipment, machinery, or materials of any kind or nature shall be stored on any Lot forward of the fence unless the equipment, machinery, or materials is being used temporarily (not more than one week) and is incident to repair or construction of the Dwelling or Homesite. All equipment, machinery, and materials shall be properly stored out of sight of every other Homesite immediately after use of such items. All trash, debris, excess, or unused materials or supplies shall likewise be disposed of immediately off of the Homesite or stored out of view until trash collection occurs.

2.47. Sunrooms

Sunrooms are additional rooms with glass-enclosed walls and/or ceilings. Sunrooms may be added to the rear of the Dwelling only. Foundation shall be reinforced concrete.

Sunrooms are only permitted as ground structures. The maximum height of the roof, measured from the concrete floor, may not exceed either twelve (12) feet or the height of the eaves of the wall that the sunroom projects from, whichever is lower.

The roof of a sunroom must have a minimum pitch of one (1) inch per twelve (12) inches of projection, if a glass ceiling. The sunroom may not project more than twenty (20) feet measured from the rear-facing plane of the Dwelling.

Supporting structural members and tinted glass must be harmonious with the exterior color of the Dwelling. No metallic or direct reflecting glass will be permitted. Only safety glass will be permitted for the panes with minimum 3/16" thickness if tempered glass or minimum 1/4" thickness if laminated glass. The maximum width of glass panes between support trusses will be thirty-six (36) inches measured on center.

If ceiling lighting is installed, it should be downward directed, focused, low-wattage lighting. Any electrical plug outlet installed within the supports must be of the UL approved Ground Fault Interrupt (GFI) type. Sunrooms may not have exposed air conditioning or heating ductwork installed within or to them.

Window coverings are not required. However, only interior coverings will be permitted. There shall be no exterior covering of the sunroom glass permitted.

2.48. Trash and Recycling Cans

Trash, recycling, rubbish, or yard waste may only be placed outside on the curb the evening before collection. Such trash must be contained to protect from animals or spillage and trash cans must be removed from sight the same evening of collection. Trash and recycling containers may not be stored where visible from the street.

The accumulation of garbage, trash, or rubbish of any kind on any part of a Lot is not permitted.

Residents shall not burn any garbage, trash, leaves, or rubbish.

For prolonged absences, make arrangements for newspapers, flyers, and advertisements to be removed from your front yard and driveway.

2.49. Trampolines

Metal trampoline frames, other metal components, poles, pole sleeves, jumping mat, cover, and frame pad must be either black, dark blue, or dark green except that frame legs below the jumping mat may be galvanized steel. Netting must be black.

Trampolines must be turned over and secured during forecast or anticipated high winds.

2.50. Water Softeners and Purification Systems

Water softeners and purification setups on the exterior of the home may not exceed six (6) feet in height measured from ground level. They must be located behind a fence on the side or rear of a Lot.

2.51. Weathervanes

Weathervanes may be placed on top of an Outbuilding only. They may not be placed on top of the Dwelling or more than fifteen (15) feet above the ground.

2.52. Yard Ornaments/Fixtures/Furniture

Items kept on porches such as furniture, ornaments, and planters must comply with these Guidelines but will not require advance written ARC approval.

Any and all items kept for prolonged periods in the front of a Dwelling, in the yard, or on the porch, whether temporary or permanent, must comply with these Guidelines and be kept in the same quality of repair as is required of the Dwelling and Lot.

Acceptable materials include wood (stained or painted), natural stone, stained cement/concrete, painted steel or aluminum, pottery, clay, tile, wrought iron, and composite materials. Certain materials, such as plastic, are generally unacceptable.

Benches that are decorative and harmonious with the Dwelling may be placed in a landscaping bed or on the porch. Picnic tables are prohibited from being kept out in front of a Dwelling longer than forty-eight (48) hours. Items such as a swing or glider with a cover or canopy are prohibited in the front of the Dwelling.

Planters, statuary, or water features shall be limited to six (6) feet in height, and must be decorative and harmonious with the Dwelling, as well as limited in number. Trellises with integrated vegetation that respect the easement and are in the rear of a home may not exceed nine (9) feet in height. Trellises with integrated vegetation that do not respect easements or are in front of a home may not exceed six (6) feet in height.

Portable toys or play equipment such as bicycles, wading pools, yard games, sandboxes, hockey and soccer goals, or skateboard/bike ramps must be stored so they cannot be seen from the street when not in use. Hammocks must be removed from the front yard when not in use. Barbecue grills and fire pits are not permitted to be kept in the front of a Lot.

3. Enforcement

3.1. Inspections

The management company carries out monthly inspections of the community. This process allows for the community to be kept in a condition that will maintain or increase property values for all. Please refer to the Hayden Lakes Governing Documents Enforcement and Fine Policy.

3.2. Reporting Violations

The management company or Board will investigate a written complaint of violations of these Guidelines if such complaint is dated and signed by an Owner. All reasonable means and efforts to maintain the anonymity of the Owner that provided notice will be undertaken but not guaranteed.

Homeowners who observe rule violations may report them to the management company and Board-in writing by providing the following information:

- Specific description of incident or problem
- Location, time, date(s) of incident
- Name(s), address(es) of person(s) involved in the incident or problem
- License plate number(s), description of any vehicle(s)

3.3. Uncurable Violations

A violation is considered incurable if the violation has occurred but is not a continuous action. These violations are typically not committed during an inspection and are usually notified to the management company via a neighbor complaint. For these violations, a letter with a fine of \$200 will be sent to the Owner. No courtesy letters are sent for incurable violations. Examples of incurable violations include but are not limited to:

- An act constituting a threat to health or safety
- Garage sale or other event prohibited by the governing documents

3.4. Curable Violations

The first time a violation is cited, the Owner will be sent a courtesy letter as a notice to take action to cure the violation. No fines are imposed at this stage.

The courtesy letter and all following letters will have the contact information for the management company and directions for resolution. Please follow up with them.

If during any subsequent inspection over the next six (6) months, the same violation occurs, a second letter will be sent to the homeowner. This is the first official violation letter. There is no fine associated with this letter.

After 30 days from the violation letter, if the violation still exists, the next letter will be sent. This is the certified fine letter. This incurs a \$25 fee for sending a certified letter.

Each subsequent thirty (30) days the same violation remains uncured, the next letter will be mailed. The 1st Notice of Fine Letter incurs a \$75 fine. The 2nd Notice of Fine Letter incurs a \$100 fine. The 3rd Notice of Fine Letter incurs a \$200 fine. If at that point no cure has been completed, the violation will be sent to legal for further action.

All violations are on the Owner's file, accessible through the secure management company's website.

Fine Progression Table

- Courtesy Letter - No fine
- Violation Letter - No fine
- Certified Fine Letter - \$25
- 1st Notice of Fine Letter - \$75
- 2nd Notice of Fine Letter - \$100
- 3rd Notice of Fine Letter - \$200
- Subsequent Notice of Fine Letter - \$200

If a violation has been resolved and does not occur again within six (6) months of the previous occurrence, it is closed. If the violation occurs after six (6) months, the letter process starts over from the Courtesy Letter. However, if during six (6) months the violation is resolved but occurs again, the letter process continues from the last letter sent.