

**DESIGN GUIDELINES FOR
ROCKWALL HICKORY RIDGE HOMEOWNERS' ASSOCIATION**

These Design Guidelines have been established by the Board of Directors and the Architectural Control Committee ("ACC") in accordance with Article 3, Section 3.3 (d) of the Declaration, Covenants, Conditions and Restrictions. These Design Guidelines will be effective upon filing with the Rockwall County Clerk, and will be enforced by the Architectural Control Committee and the Board of Directors as directed by the Declaration and By-Laws.

1. Submission Requirements

ACC approval is required when making any exterior modifications or construction activities on your lot or to your structure. When submitting your request to the ACC for approval, the following information shall be provided with your request:

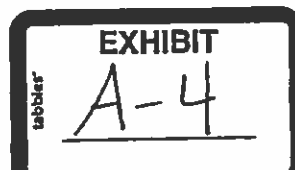
- Application which includes a detailed description of the following:
 - Where applicable, include all dimensions, such as height, length, width, etc. of the improvement;
 - A sample of the color and/or stain, if applicable;
 - Materials to be used;
 - Location on the Property of the improvement; and
 - Estimated start and completion dates/duration of project.
- Photocopy of the property survey or plat with the location of the proposed improvement detailed. The survey or plat should include the location in relation to your lot's property lines and residence/buildings.
- Any other description of details which will assist the ACC decision making process.
- Sketches, drawings, and/or pictures which will assist the ACC decision making process.

The following factors are taken into consideration by the ACC when evaluation a request.

- The visual and environmental impact, ecological compatibility; natural platforms and finish grade elevation, harmony of external design with surrounding structures and environment, color scheme, and location in relation to surrounding structures and plant life, or topography;
- The materials to be used shall be in harmony and compatible with the general surroundings of the land and adjacent dwellings of structures.

A COMPLETE COPY OF THE FINAL APPLICATION SHALL BE SUBMITTED FIFTEEN (15) DAYS PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. If the ACC fails to approve or disapprove such Application within thirty (30) days after the date of submission, written approval shall not be required and compliance shall be deemed to have been completed. In no event shall the ACC give verbal approval or denial of any Application.

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NOTE: Any exterior improvement or change not specifically detailed in the Design Guidelines must be submitted to the ACC for review and approval.

It is the sole and absolute responsibility of the Owner to ensure that all improvements and changes approved by the ACC comply with all applicable laws, codes, and ordinances, including but not limited to the City of Rockwall City Code.

2. Roofing

Owners are required to provide written request for approval to replace roofing material.

The following requirements must be met for all roofing material:

- Composition shingles must be brown or grey color scheme;
- Minimum 20 year warranty;
- White shingles are not permitted;
- Shingles must conform to the City of Rockwall regulations and ordinances and Design Guidelines; and
- All necessary permits from the City of Rockwall must be been obtained prior to construction.

Owners should provide written documentation verifying the above conditions and provide a sample of the replacement shingle.

Replacement with material other than composition shingles or any deviation from the above requires a written request to the ACC with detailed description of the materials to be used and a sample of the shingle material to be installed.

Certain Roofing Materials: Shingles that are designed primarily to (i) resist wind and hail, (ii) provide heating/cooling efficiency greater than ordinary composite shingles, or (iii) generate solar energy may be installed with prior written approval of the ACC so long as the shingles aesthetically resemble approved shingles within the Association, are more durable or of better quality than "normal" shingles allowed within the subdivision, and aesthetically match the owner's and surrounding properties.

3. Solar Panels

For purposes of these design guidelines, the term "Solar Energy Panel" means a panel device or system designed primarily to collect solar energy, and collect and subsequently use solar energy as thermal, mechanical, or electrical energy. Solar energy panels may not be installed without prior written approval of the ACC.

The installation of Solar Energy Panels will not be allowed if:

- (i) in violation of any law
- (ii) on property owned or maintained by the Association
- (iii) in common areas
- (iv) located anywhere but on the owner's roof or in his/her fenced-yard or patio
- (v) the device extends beyond the roofline or does not conform to certain allowed design guidelines
- (vi) it is taller than the fence line
- (vii) it is installed in a manner that voids material warranties
- (viii) it is installed without prior approval by the Association or the ACC and/or
- (ix) the device would "substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities." However, this finding will be reconsidered by the Association or its designated ACC if the owner obtains written approval of the installation from all neighboring owners.

The intent of this restriction is to allow the installation of Solar Energy Panels but to maintain, to the greatest extent possible, the aesthetics of the community and the harmony established by the plan of development for the Association.

- In all circumstances where roof installation is contemplated, Solar Energy Panels shall conform to the slope of the roof and the top edge of the Solar Energy Panel shall be parallel to the roof ridge.
- Solar Energy Panel frames, support brackets, or any visible piping or wiring must be of a silver, bronze or black tone, whichever blends most effectively with the roof.
- Color or finish of the panel must blend to the greatest extent possible with existing roof color.
- Panels, mounting devices, etc. must be repaired or replaced within 120 days of date of damage.
- Ground mounted system(s) shall be as small as possible, located in rear or side yards and screened from neighboring properties by fencing or landscaping.
- No Solar Energy Panels may be placed on the front elevation of the home.

SOLAR ENERGY PANEL SUBMISSION REQUIREMENTS:

- A copy of the existing site plan showing the house and any accessory structures, significant vegetation, property lines and the proposed location of the Solar Energy Panels.
- A drawing or photographs showing the proposed location of the Solar Energy Panels and description of any visible auxiliary equipment.
- Catalog photographs or manufacturer's "cut sheets" of all components including dimensions, colors, materials, etc.
- Plans of proposed landscaping or screening for ground mounted Solar Energy Panels.

4. Fences

Construction or replacement of any fence requires ACC approval before construction.

Height Requirements

- Up to 8 feet in height; and
- No lower than 6 feet in height.

Construction and Material

- Wooden fences shall contain either wooden posts or metal posts.
- Solid wood materials are required for fence panels.
- Stain color or paint color must be approved by the ACC.
- Brick for fence panels must be approved by the ACC.
- Brick fence columns must be approved by the ACC.
- Iron fence panels must be approved by the ACC.
- Chain link fence construction is not permitted.
- Vinyl material for fence panels is not permitted.

5. Landscaping

Landscape improvements or changes, other than seasonal landscaping material changes, which are visible from the street must be approved by the ACC; including but not limited to the following items:

- Installation of external sculptures, yard-art, and like accessories;
- Installation of artificial turf, grass, or other landscaping materials; and
- Use of large rocks for landscaping.
- Landscaping of the area between the curb and sidewalk is not permitted.

Landscape maintenance must be consistent with community and compliant with the CCR's.

6. Flag Poles

- The only flags which may be displayed are: (i) the flag of the United States of America; (ii) the flag of the State of Texas; and (iii) an official or replica flag of any branch of the United States armed forces. No other types of flags, pennants, banners, kits or similar types of displays are permitted on a Lot if the display is visible from a street or Common Area.
- The flag of the United States must be displayed in accordance with 4 U.S.C Sections 5-10.
- The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.

- Any freestanding flagpole, or flagpole attached to a dwelling, shall be constructed of permanent, long-lasting materials. The materials used for the flagpole shall be harmonious with the dwelling and have a finish appropriate to the materials used in the construction of the flagpole. The materials used for the flagpole shall have a silver finish with a silver or gold ball at the top. The diameter of the flagpole may not exceed 4 inches.
- The display of a flag, or the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.
- A displayed flag, and the flagpole on which it is flown, shall be maintained in good condition at all times. Any flag that is deteriorated must be replaced or removed. Any flagpole that is structurally unsafe or deteriorated shall be repaired, replaced, or removed.
- Only one flagpole will be allowed per Lot. A flagpole can either be securely attached to the face of the dwelling (no other structure) or be a freestanding flagpole. A flagpole attached to the dwelling may not exceed 6 feet in length, A freestanding flagpole may not exceed 20 feet in height. Any freestanding flagpole must be located in either the front yard or backyard of a Lot, and there must be a distance of at least 5 feet between the flagpole and the property line.
- Any flag flown or displayed on a freestanding flagpole may be no smaller than 3' x 5' and no larger than 4' x 6'.
- Any flag flown or displayed on a flagpole attached to the dwelling may be no larger than 3' x 5'.
- Any freestanding flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" Flag snaps installed. Neighbor complaints of noisy halyards are a basis to have a flag removed until the Owner resolves the noise complaint.
- The illumination of a flag is allowed so long as it does not create a disturbance to other residents in the community. Solar powered, pole mounted light fixtures are preferred as opposed to ground mounted light fixtures. Compliance with all municipal requirements for electrical ground mounted installations must be certified by the Owner. Flag illumination may not shine into another dwelling. Neighbor complaints regarding flag illumination are a basis to prohibit further illumination until the Owner resolves complaint.

- Flagpoles shall not be installed in Common Area or property maintained by the Association.
- All flagpole installations must receive prior written approval from ACC.

7. Rain Barrels

The Association, in accordance with State law, will permit owners to install rain barrels/collection devices if they meet architectural requirements as outlined by the association. However, the following also applies:

The Association prohibits owners from installing rain barrels/collection devices on any common area or property owned by the Association.

The Association may prohibit owners from installing rain barrels/collection devices on an owner's property between the front building line and the street.

General Considerations

Rain barrels/collection devices should be generally designed to be unobtrusive in location and appearance and must not cause drainage problems to the property or its neighbors.

The location should take advantage of screening provided by existing or proposed structures and/or vegetation.

The installation of rain barrels/collection devices in attached housing shall be in accordance with the approved project standards established by the association for location, color, screening, etc.

Specific Guidelines

1. The preferred location is in the rear or side yard; rain barrels/collection devices may be prohibited in front yards.
2. The rain barrel/collection device must be installed at the base of an existing downspout. Only one rain barrel/collection device may be installed per downspout.
3. The overflow from the rain barrel/collection device shall discharge to the same location as the current downspout.
4. The size of a rain barrel/collection device bin is generally limited to 36" in height and 24" in diameter.
5. The container must be designed for the purpose of collecting rainwater; a converted trash can is not an acceptable alternative.
6. The bin must be sturdily constructed of durable plastic in black, brown, green, simulated wood with a screened cover and a splash block provided for the overflow.

7. Other colors which are consistent with the trim, siding or overall color scheme of the home will be reviewed on a case by case basis.
8. The rain barrel/collection device should be set into a landscaped area, so that its appearance will be softened by plant material. Additional landscaping or screening may be required to diminish the visual impact on other properties or from the street.
9. The rain barrel/collection device should be an enclosed device to avoid becoming a breeding ground for mosquitoes and maintained so that it does not create a visual nuisance.

Submission Requirements

Homeowners are required to submit for consideration:

A copy of the existing site plan showing the location of the house, any accessory structures, significant vegetation, property lines, and the proposed location of the rain barrel/collection device.

A catalog photograph or manufacturer's "cut sheet" of the rain barrel/collection device, including dimensions, material, and color.

A planting plan indicating the type and location of vegetation or other screening, existing or proposed.

8. Swimming Pools

Swimming pools, Jacuzzis, whirlpools, and spas are permitted with the following restrictions and must be approved by the ACC:

- No above ground pools of any size over 2 foot in depth;
- Equipment or accessories must not be visible from the street.
- The structure must comply with the City of Rockwall regulations and ordinances, including setback requirements.

9. Storage Buildings/Sheds

Storage buildings/shed structures are permitted with the following restrictions and must be approved by the ACC:

- The structure must comply with the City of Rockwall regulations and ordinances, including setback requirements; and
- The structure cannot be visible from front street.

10. Patio Covers, Gazebos, Arbors

Prior ACC approval required

11. Deck Construction

Prior ACC approval required

12. Clotheslines

Not permitted

13. Carports

Not permitted

14. Garages

Each home shall have at least a two car garage. There will be no extensions permitted. Garages are not permitted to be converted to living spaces and no person shall occupy any garage at any time.

15. Exterior Paint

- ACC approval is not required if you are repainting with the same color.
- Deviation from existing color requires approval.

16. Exterior Doors

Any changes or deviations subject to ACC approval.

17. Security Bars & Windows

No security bars or the like permitted. Window replacement will be subject to approval by the ACC.

18. Exterior Lighting

Maintain existing lighting. New lights seen from street are subject to ACC review. Lighting should be complementary and installed as to not harass or be a nuisance to neighbors or neighborhood.

19. Electronic Insect Traps

May not be visible from street or neighboring property

20. Firewood Storage

May not be visible from street or neighboring property

21. Decorative Objects

Shall be complementary to the pleasant appearance of the property and shall not be obtrusive or unsightly in nature. Shall be immediately removed upon damaged or aged appearance.

22. Lawn Furniture

May only be kept on front porches or in rear yards. Cannot be placed in the front yard or any dwelling when not in use. When on front porches, should not be in excess and should be neatly placed and maintained. Decorative benches are permissible in front yards but must be properly maintained.

23. Window Coverings

Window coverings should professional blinds or curtains. Coloring of blinds should be muted in color. No sheets or foil are allowed to be used as window coverings.