THE LAKES OF SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL CONTROL GUIDELINES

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I. AUTHORITY

The Architectural Committee (AC) is a three (3) member committee created pursuant to Section 8.1 of the Declaration of Covenants, Conditions, Restrictions and Easements (DCCR) for The Lakes of South Shore Harbour Community Association, Inc. (LOSSHCA) recorded under Film Code No. 016-47-0415, et seq. in Galveston County Real Property Records. The AC is empowered under Article VIII of the DCCR to review and accept or deny, as it determines is appropriate, improvements proposed to property annexed into the LOSHCA. On January 1, 2017, the powers and duties of the Declarant appointed AC and any designated representative or successor will pass to a committee of three (3) owners of property within the LOSHCA, elected by a majority vote of property owners, subject to Section 8.1 of the DCCR.

These Architectural Control Guidelines are promulgated by the AC under the authority given it in Article VIII of the DCCR’s. A resolution by the AC adopting these guidelines can be found in Appendix 1. The guidelines are issued by the AC to offer insight to the property owner as to the process by which an improvement or alteration to property may be proposed and submitted to the AC for review and to highlight what is expected by the AC relative to the most commonly occurring improvements and alterations. The AC may, from time to time, by resolution of the majority of the AC Members, revise these guidelines as it deems necessary within its authority.

This document is intended only to provide guidelines as mentioned above, and is not intended to, and shall not be construed to, create any right not already created under the DCCR. This document does not amend or modify the DCCR. Any conflict between anything contained in this document and any provision of the DCCR shall be controlled by the DCCR to the extent of the conflict.

II. GLOSSARY OF TERMS

All capitalized terms contained in this document shall have the same meaning as ascribed to them in the DCCR. Additional terms, defined solely for convenience of reference within this document, are as follows.


Accepted: The term “accepted” as found throughout this document and as found in Section 8 of the AC form, is used interchangeably with the term “approval” as also found throughout this document.

Board: The Lakes of South Shore Harbour Community Association, Inc. Board of Directors.

AC Members: Those persons appointed by Declarant to be members of the Architectural Committee (AC) or those persons elected by a majority vote of the property owners or successors to the Declarant appointed AC.

Governing Documents: The combination of the Articles of Incorporation, the By-Laws, the Declaration of Covenants, Conditions and Restrictions for The Lakes of South Shore Harbour Community Association, Inc. and any subsequent Annexation Agreement, and these guidelines.

Improvements: Per Section 8.2 of the DCCR’s, and subject to Section 8.19, an improvement is anything that may be erected, placed or altered on any Lot.

Management Company: The organization or company that provides management services to Lakes of South Shore Harbour Community Association, Inc. on a contractual basis.

LOSSHCA: The Lakes of South Shore Harbour Community Association, Inc., a Texas non-profit organization.

Owner: As defined in Section 2.32 of the DCCR’s, “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any “Lot” or parcel which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Request For AC Review: A formal, written, signed, request from an Owner for permission to make specific improvements to his/her lot or existing structures on the lot. See Lakes of South Shore Harbour AC form in Appendix 2.

Variances: See DCCR Section 8.14 Committee Power to Grant Variances.
III. REQUEST FOR ARCHITECTURAL COMMITTEE REVIEW OF A PROPOSED HOME IMPROVEMENT

A homeowner desiring to make any change, modification or addition to his or her yard, driveway, patio or exterior of the home or garage or fencing, other than the changing out of flowering annual plants, i.e. seasonal color, as stated in Section IV below, must file a written request for review of the change, modification or addition with the LOSHCA AC. The AC Form with which to request such a review can be found in Appendix 2.

Requests and plans and specifications for Improvements are to be delivered to the AC in advance of any commencement of construction or purchase of materials. The AC is not obligated to consider any request for Improvement after the work is commenced or completed, and reserves the right not to approve any such request. No special consideration will be given in those instances when post-construction acceptance is requested of the AC by an owner.

Plans and specifications should include:
1. The nature of the change or addition
2. Specifications
3. Kind
4. Shape
5. Measurements
6. Materials
7. Color
8. Location on the property and in relation to existing structures
9. Harmony of design
10. Location in relation to topography
11. Location of utility easements
12. Timing of completion
13. Signature of owner(s)
14. Additional information as requested by the Committee

IV. ARCHITECTURAL COMMITTEE OPERATING PROCEDURES

1. General: An item can come before the AC as follows:

   a) A property Owner submits a formal request for review by the AC to the Management Company. The request must be made on the form as provided in Appendix 2. Additional forms may be obtained from the Management Company.

2. Responses: All requests for review, or AC Forms, will be date stamped by the Management Company upon receipt. The owner must sign all AC Forms. AC Forms must be answered by the Management Company within sixty (60) days after receipt of a completed application.

3. Formal Review: All items will be reviewed by the AC. A review consists of the following:

   a) A reading and understanding of the AC Form by at least a majority of the members of the AC. If there are questions, the AC Form will be sent back to the Management Company requesting further information from the Owner.

   b) An evaluation of the AC Form will be based on:

      1) Its compliance with, or violation of, the DCCR's.
      2) The most current criteria for evaluating unusual or unique requests.
      3) Input, if any, from other Owners available at the time of review or solicited by the AC.
      4) Guidelines established by the AC, as may be revised or amended from time to time.
      5) Judgment of the AC.
4. **Informal Review:** If the cost or effort to submit a formal review that complies with the DCCR's is excessive, the Owner may submit a less formal, and less detailed, request to the AC for a non-binding evaluation. The request must be in writing and a written reply will be sent. Such an evaluation is only for the guidance and convenience of the Owner and will NOT be considered as permission to proceed with construction until formal request is submitted and formal approval given.

5. **Findings:** A summary of the findings and the reason(s) for the decision will be forwarded to the Management Company.

6. **Notification:** The Management company will notify the Owner of the AC’s findings.
   
   a) Whether the request is accepted or denied, the Owner will be notified in writing.
   
   b) If the recommendation is a conditional approval or denial, the letter will include the AC’s reason(a) for such findings.
   
   c) The AC reserves the right to request additional information at any time after its receipt of any formal request. Should the AC request additional information or deem the formal request to be incomplete, the application will be denied and returned for more information. Resubmittal by the Owner will be considered a new request to be responded to as stated in IV.2. above.

**V. GUIDELINES**

1.0 **General Information**

Throughout this document, no distinction will be made between “permanent” and “temporary” structures. Unless otherwise specified, they will be considered the same.

1.1 It is essential that all requests for improvements (AC Forms) be filled out completely. An AC Form that is not complete will be returned for more information. Applications for improvements must include details of color, height, size, materials used, location on a to scale plot plan and a picture or drawing of structures. Additional information may be requested if not provided with the original request and could delay the approval process.

1.2 All structures, concrete and/or paint which are not the original color of the house, roofing color different than existing roofing or changes visible from streets and common areas in the neighborhood must have an AC Form on file that was acted on and accepted by the AC.

1.3 Structures can not be installed in easements

1.4 Backyard structures, e.g. playstructures and spa coverings, should be located where visibility is limited from the front yard/roadway and from neighbor’s homes/yards.

1.5 Wooden structures, other than playstructures, are to be painted to match the house if constructed of treated pine, fir or similar type of wood. Structures of cedar or redwood do not require painting.

1.6 All structures must be maintained in a state of good repair.

1.7 In some instances, the AC may require plants or trees to be installed to screen the view of the improvement.

1.8 No storage buildings will be allowed to be constructed or installed in the LOSSHCA. Additional dried-in floor space, if desired, must be added on to the garage within the limits of the buildable area of the lot as outlined in Section 9.22 Other Structures in the DCCR's.
2.0 Landscaping

2.1 Landscaping Provided By Builder

2.1.1 Two (2), two-and-one-half-inch (2-½") caliber evergreen (live oak or pine) trees shall be planted in the front yard of each home site between the front building setback and the front property line.

2.1.2 On interior home sites, one (1), minimum two-and-one-half-inch (2-½") caliber Live Oak tree, street tree, shall be planted in front of the home site between the sidewalk and the street curb in addition to 2.1.1.

2.1.3 On corner home sites, one (1), minimum two-and-one-half-inch (2-½") caliber Live Oak tree, street tree, shall be planted in front of the home site between the sidewalk and the street curb; and two (2), minimum two-and-one-half-inch (2-½") caliber Live Oak trees, street trees, shall be planted on the street side of the home site between the sidewalk and the street curb in addition to 2.1.1.

2.1.4 Landscaping as required in ARTICLE IX, USE RESTRICTIONS, Section 9.5 Landscaping in the DCCR’s.

2.1.5 Depending upon the particular floor plan submittal and siting of home on a lot, the AC, upon review of a request for new home construction or modification to an existing structure, may require shrubbery or other landscaping in addition to that proposed by the Builder.

2.1.6 The AC may require driveway-screening shrubbery where a side-loading garage opens to an adjacent residence.

2.2 Landscaping Provided By Homeowner

2.2.1 Installation of landscaping beds and trees in addition to those provided with the original home construction requires prior AC approval; however, the installation of seasonal flowers in existing beds and tree wells does not require prior AC approval.

2.2.2 Only Live Oak trees are permitted between the street and curb.

2.2.3 Only two (2) trees (Hardwoods and Conifers) may be planted in the front yard of an interior home site in addition to the builder required Evergreen trees and street tree.

2.2.4 Corner home sites are permitted up to four (4) trees in the side yard, provided only Live Oak trees are allowed between the sidewalk and the curb.

2.2.5 All front yard trees planted in addition to builder planted trees must be at least one inch (1") in caliber diameter, measured six inches (6") above the trunk base.

2.2.6 Proposed landscaping timbers, bricks, stones, flowerbed borders, landscaping lights, trellises, underground sprinkler systems and similar improvements require AC approval.

2.2.7 Homeowners will be responsible for the removal and replacement of dead tree(s) with the same size (or 3-½" caliber if the existing tree exceeds that size) and variety new tree(s). This procedure must be approved by the AC. See Section 9.5. Landscaping of the DCCR’s.

2.2.8 Front yard gardening of fruits and/or vegetables is categorically denied. Artificial plants in the front yard are not permitted except in pots on the front porch.

2.2.9 Trees may not be located in a utility easement.

2.2.10 Trees must be located a minimum of four feet (4') off side property lines and situated in a manner so as not to interfere with drainage of adjacent property.
3.0 Swimming Pools and Spas

3.1 Pool contractor will be required to submit a written statement describing the location of the intended ingress and egress to the subject property and the location of the intended site for disposal of excavated materials. The AC will not permit access across common areas or private property, nor will it approve of the dumping of excavated materials within the master planned community of South Shore Harbour. In some cases, a $500.00 cash deposit may be required of the property owner to ensure compliance with the AC requirements, which cash deposit would be returned to the owner if inspection by the AC confirmed compliance.

3.2 Pools must be located in the backyard and view obscured by fences.

3.3 Landscaping in public view, which is damaged during the construction of the pool, must be replaced upon completion of the pool.

3.4 The property owner will be responsible for the repair of replacement of damaged sidewalks, curbing and/or driveways upon completion of the pool.

3.5 Above ground pools are prohibited.

3.6 Pool enclosures are permitted pending acceptance by the AC. Height should not exceed twelve (12) feet. The AC may require additional trees for screening.

4.0 Patio Covers (Including Porches, Screened-In Porches, Patio Covers and Solariums)

4.1 Post builder additions such as porches, screened-in porches, patio covers and solariums must be professionally designed, fabricated and constructed subject to the AC review and approval process.

4.2 Shingled roof patio covers must integrate with the existing roofing, including pitch, eaves, soffits, materials and colors. Supports must be painted wood or consist of brick that matches that of the home.

4.3 Patio covers may not encroach into any utility easement.

4.4 Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed solid cover patio cover location is less than six feet (6') away from a side or back lot line, the AC may require guttering with downspouts be installed.

4.5 Prefabricated covers made of aluminum will be considered on interior lots, not within view of South Shore Blvd., Austin St. State Hwy 96 or FM 1266, provided they are of an earth tone color or colors complimentary to the colors of the brick and trim of the home as determined by the AC. Unfinished aluminum will not receive AC acceptance.

4.6 All metal must be painted with a color that matches or compliments the main structure. Structures using wood frames consisting of cedar, redwood or CCA treated pine may be allowed to go unpainted.

4.7 Time for completion will not exceed thirty (30) days unless a request for an extension has been applied for and granted by the AC.
5.0 Room Additions

5.1 Exterior materials must match existing structure.

5.2 Detailed plans must be submitted to the AC.

5.3 Room additions may not encroach into any utility easement.

5.4 Additions will be reviewed on an individual basis. Size and shape will depend on architectural style and layout of home, size of lot, and how well the room addition integrates with existing home. Plans for room additions must show a room of reasonable size to constitute a legitimate requirement for room addition. Roof of addition must integrate with existing roofline so as to appear to have been part of the original home. Room additions cannot exceed one-third or less of the remaining back yard, but may be denied for other reasons (i.e.: structural integrity, architectural suitability, etc.) even if it does only use one-third of the remaining yard.

5.5 AC acceptance, if granted, will come with the provision that a copy of the city permit must be received by the AC before construction commences.

5.6 Conversion of garage space, attached or detached, to living space, is prohibited.

6.0 Bird Houses

6.1 Maximum preferred height is twelve (12) feet.

6.2 Should be mounted on a minimum two (2) inch diameter metal pipe or 4" x 4" treated wooden post, painted the color of the house trim or black.

6.3 Must be positioned so as not to create a nuisance to neighboring properties.

6.4 Must be placed in the back yard only.

7.0 Decks and Patios

7.1 May not encroach into any easement unless the utility companies or other parties with rights to the easement have granted their written consent to such encroachment.

7.2 Should not be situated on the lot so that they may pose a problem to the effective drainage of the lot or neighboring lot.

7.3 Cannot be higher than 24" above grade.

7.4 May be constructed of cedar, treated timber, concrete or brick.
8.0 Fences and Gates

The following guidelines are made in recognition of Section 9.16 Walls and Fences and Section 9.17 Required Fencing and Fence Easement of the DCCR's. Where a conflict arises, Sections 9.16 and 9.17 control to the extent of the conflict.

8.1 Wooden Fencing:

8.1.1 Fences shall not exceed six feet (6') in height.

8.1.2 Fences shall be ½" x 6" x 6'-0" notched cedar pickets with three (3) 2" x 4" treated rails on 4" x 4" treated posts set a minimum of 3'-0" below grade in an 8" diameter hole filled with concrete. All fencing facing streets shall be "good side out". All interior fencing shall be "good neighbor" fencing as the colloquialism is understood in the building industry.

8.1.3 Fences will not be painted or stained; however, clear wood sealants may be used.

8.1.4 Fences shall not extend beyond the front building line and may be subject to further set back from the street as the AC may determine.

8.1.5 Wooden side lot fencing on lots specified in 8.2 below shall transition from wood to decorative steel as determined by the AC.

8.2 Decorative Steel Fencing: These guidelines are made specific to lots backing up to Detention Basins "B" and "C".

8.2.1 Fences shall not exceed four feet (4') in height on side and rear lot lines.

8.2.2 Fences shall meet wooden fences on side lot lines at points on the side lot lines as determined by the AC.

8.2.3 Fencing shall be fabricated, welded, hot dipped galvanized and painted semi-flat black.

8.2.4 Tubular steel component specifications (the City of League City has rules, regulations and ordinances regarding pool fencing and will be the ultimate guide for the placement and spacing of rails and pickets. The following is recommended, but subject to regulations of City of League City.):

- Posts: 14 gauge, 2-1/2" x 2-1/2" @ 8'-0" maximum spacing.
- Rails: 16 gauge, 1-1/2" x 1-1/2" @ 6" from top and bottom of pickets.
- Pickets: 16 gauge, ½" x ½" @ 4-1/2" center to center spacing with 2" ground clearance.

8.2.5 Posts shall be set in a 8" x 18" concrete footing. Posts shall penetrate 15" into footing.

9.0 Decorative Driveway Gates

9.1 Decorative steel gates across the driveways are permitted subject to prior AC review of a complete submittal package. As a general rule, the gate must be set back 3' from the corner of the house and be painted semi-flat black.
10.0 Exterior Lighting

The following guidelines are made in recognition of Section 9.8 Restriction on Exterior Lighting of the DCCR's. Where a conflict arises, Section 9.8 controls to the extent of the conflict.

10.1 Additional exterior lighting should not be of a wattage or lumen count, which will affect neighboring homes. Only white lighting provided by fixed enclosed systems will be considered. All exterior lighting is subject to AC approval.

10.2 Directional lights or floodlights must be aimed so as not to shine in windows of neighboring homes.

10.3 Low voltage landscape lighting is acceptable pending AC approval of proposed design and placement.

10.4 Subject to AC approval, security lighting must be attached to the front of the house, preferably the garage or the front of a detached garage. Mercury vapor, fluorescent light, high pressure sodium vapor and metal halide are not permitted in back or side yard.

10.5 A single gas or electric yard light may be placed in front and/or back of the home subject to AC approval. Maximum height allowed is six feet (6'). Gas or electric lights must be black, brown or white to compliment the house/garage brick/trim colors.

11.0 Exterior Painting

11.1 Houses near the home to be painted will be evaluated to ensure all the homes in an area are in harmony with one another.

11.2 Bright colors such as shocking pink, vivid blue, orange, etc. are not allowed.

11.3 The main color of the house (and/or brick color) and the trim color must be submitted at the same time for approval. EXAMPLE: Requesting to change the trim color; must submit existing brick color.

11.4 Once the painting of the house is started, the work must be completed within thirty (30) days unless an extension is applied for by the owner and accepted by the AC.

11.5 No approval is needed for homes being painted the same color as currently existing on home.
12.0 Swing Sets and Play Structures

12.1 Play structures and/or swing sets shall not be permitted on lots within view of South Shore Blvd., Austin St., State Hwy 96 or FM 1266.

12.2 Play structures/forts will not exceed eight feet (8') in height (inclusive of the canopy). Platforms will not exceed four (4') above grade to protect neighbor's privacy.

12.3 Tarps used as canopies on the structure that are brightly colored such as blue, orange, rainbow, etc. are not permitted. Hunter green or earth tones are acceptable. Fixed roofing shall match the color, style and specifications of the shingles on the home.

12.4 Swing sets will not exceed eight feet (8') in height.

12.5 Details of color, height, material, location on a plot plan and a picture or drawing of the structure must be submitted with the request prior to installation.

12.6 No play structure may be placed nearer than eight feet (8') to the side or rear property lines.

12.7 Swing sets and play structures may be permitted in the back yard only.

13.0 Gazebos

13.1 Reference is made to Section 9.22 Other Structures.

13.2 Must be at least six feet (6') away from the house and eight feet (8') away from any fence line. The maximum height at peak for the gazebo shall not exceed fifteen feet (15').

13.3 Must be placed in the back yard.

13.4 Details of height, material, location on a plot plan and a picture or drawing of the structure must be submitted with the request prior to construction.

13.5 May only be constructed of cedar, redwood or treated pine.

13.6 If the gazebo is to have shingles, the shingles must match the color and specification of the existing shingles on the home.

13.7 May not encroach into any utility easement.

13.8 Will be reviewed and accepted/denied on an individual basis. Size and shape will depend on architectural style, layout of home and size of lot.

13.9 Construction of a gazebo shall be completed with thirty (30) days of commencement unless an extension is requested and granted by the AC.
14.0 Decorative Appurtenances

14.1 Placement of decorative appurtenances, such as sculptures, birdbaths, fountains, swing sets or other decorative embellishments in the front yard is discouraged and may not receive AC approval if requested.

14.2 Seasonal decorations shall not be displayed earlier than 30 days before the holiday and must be taken down within two (2) weeks after the holiday. Seasonal decorations do not require AC acceptance if displayed in accordance with the above.

15.0 Satellite Dishes and Antennas

Except as may otherwise be stated in Section 8.16 Devices Regulated Under the Telecommunications Act of 1996 and Section 9.26 Restrictions on Antennas, Pipes and Utility Lines:

15.1 Dishes must be one meter (39.37") or smaller in diameter.

15.2 Placement is preferred below the fence line, or behind the roofline so as to not be visible from the street or common areas.

15.3 Wiring/cable must be secured to the home and painted to match the trim of the home.

15.4 Placement of antennas in the attic is preferred. Variances may be approved as the AC deems necessary.

16.0 Storm Windows, Storm Doors and Screen Doors

16.1 Providing the frames of these doors are a color compatible with the exterior house colors, storm doors and storm or screen doors will be considered for acceptance by the AC. A picture of brochure showing the style of the door and color of screens will be required for submittal with an AC Form.

16.2 Screen doors will not be considered on the front of the home.

16.3 Storm doors without screen panels will be considered on the front of the home.

16.4 Storm doors with screen panels will be considered on the back door.

16.5 Solar screens will be allowed on windows, provided the screen material and color are complimentary to the color of the house.

16.6 Solar film (window tinting) must be a non-reflective type.

16.7 Colors and manufacturers must be accepted by the AC for both the solar screening and solar film.
17.0 Air Vents and Wind Turbines

17.1 Air vents (static or powered) and wind turbines must be mounted in the rear portion of the roof so they are not visible from the front or above the roofline.

17.2 Air vents and wind turbines must either be a color that will blend with the shingle color or painted to match the shingle color. Unfinished aluminum is not permitted.

17.3 The exterior of the air vents or wind turbines cannot be covered or wrapped at any time, i.e., covered during the winter season to reduce the inflow of cold air into the attic. Internal devices for such use placed in the attic are available.

18.0 Sign Guidelines

18.1 No sign or poster shall exceed five (5') square feet in size.

18.2 No sign or poster of any size shall be placed on any mailboxes.

18.3 Garage sale signs may be placed within the neighborhood on the days the garage sale is open. Signs must be removed by dusk of the last day of the garage sale. Signs must not be placed on existing signposts, light poles, fences or trees. ALL GARAGE SALE SIGNS must be free standing and may not be placed in any NO SIGN AREAS.

18.4 School / Participation signs may be placed in yards and must be placed within five feet (5’) of the home. The preferred location is within a flowerbed.

18.5 Alarm / Security signs must not exceed size of 8” X 10” and must be placed within five feet (5’) of the home.

18.6 Advertising signs, other than garage sale and realty signs, shall not be placed in yards. Signs, which advertise pool and home improvement contractors, shall not be allowed.

18.7 Posters or signs placed on the Recreation Center sign must be accepted by the AC before placement. Posters or signs must be submitted to the Management Company to coordinate acceptance.

18.8 Only signs accepted by the AC may be placed on LOSSHCA maintained property; all other signs will be removed.

18.9 NO SIGN AREAS - No signs will be allowed at anytime within the bridge area at State Hwy 96 and South Shore Blvd., inside the landscape areas at the intersection of Woodcock St. and FM 1266. No signs are permitted at any time in flowerbeds or at Parks and Recreation sites or in the grass areas on the medians of South Shore Blvd., Austin St. or Woodcock St. Contact the Management Company for specific locations prior to placing signs in any common area.
19.0 Basketball Goals

19.1 The basketball goal backboard, net and post must remain in a state of good repair at all times.

19.2 Backboards mounted to the roof above the garage must utilize a small, triangular mounting structure and the structure must be painted to match the shingle color.

19.3 Portable goals do not require approval, however they must comply at all times with the following criteria:
   19.3.1 Backboard, pole and net must remain in a state of good repair at all times.
   19.3.2 Pole must be positioned to confine normal play to the driveway of the owner.
   19.3.3 Use must not violate Article IX, Section 9.21, Nuisances of the DCCR's.

19.4 Basketball goals mounted on poles or portable basketball goals must be placed adjacent to the garage doors at homes with attached garages. At homes with detached garages, basketball goals must be placed well back of the front building line, near the rear of the house.

20.0 Flags and Flag Poles

20.1 Decorative flags, banners and windsocks are acceptable without AC acceptance provided they meet the following criteria:
   a) Attached to the home or garage
   b) Must not be of a controversial nature
   c) Must remain in a state of good repair

AC may request removal if complaints are received.

20.2 Flagpoles will not exceed six feet (6') in length and must be affixed to the home. Freestanding flagpoles are not acceptable. Flagpoles must be approved by the AC.

21.0 Storage Buildings

21.2 Storage buildings or similar storage structures that are not part of the original structure, i.e. house and garage, are not permitted. Refer to Section 9.22 Other Structures in the DCCR's.

22.0 Window Air Conditioning Units

22.1 Window air conditioners are not permitted.

23.0 Roofing

23.1 Roofing additions and/or re-roofing shall exactly match the shingles originally installed on the home/garage in color, style and specifications.