

ARCHITECTURAL GUIDELINES

Greenridge Property Owners Association, Inc

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1) General Provisions

a) Purpose

- i) The Declaration of Covenants, Conditions and Restrictions for Greenridge (the "Deed Restrictions") and these Architectural Guidelines (the "Guidelines") are intended to enhance each owner's enjoyment of living in the Greenridge Subdivision (the "Subdivision") and to maintain the value of the Subdivision. All property owners and tenants are subject to the Deed Restrictions and to these Guidelines, and have agreed to comply with them. In turn, they rely on their neighbor's promises that they too will comply. Most problems can be resolved and unnecessary complications avoided by a thorough understanding of the Deed Restrictions and of these Guidelines. Compliance with the Deed Restrictions and these Guidelines by all neighbors will aid owners and residents in the Subdivision to enjoy raising their families in a pleasing environment and an attractive community with sustained property values.

b) Basis

- i) These Guidelines are intended to augment the Deed Restrictions and not replace or override them. These Guidelines are based on the specific rules established by the appropriate governing documents. These Guidelines may be amended by addition, deletion or alteration at any time the Board of Directors deems appropriate.

c) Need For Approval

- i) No building, structure or other improvements shall be constructed on any lot in the Subdivision, and no exterior alteration therein shall be made until the site plan and the final working plans and specifications have been submitted to and approved in writing by majority vote of the Committee as to conformity with the Deed Restrictions and harmony of external design and location in relation to existing structures and topography. Trees, shrubs and other live items of landscaping are generally not restricted. The Committee has the authority to require any homeowner to remove or alter any modification, which has not received prior approval or is not built according to approved plans.
- ii) These Guidelines frequently address items that are generally "acceptable" and generally "unacceptable." Nothing in these Guidelines shall eliminate the requirement for alterations to property located in the Subdivision to be approved before changes or alterations are installed or made.
- iii) A home improvement application must be completed in its entirety and either submitted online or mailed to the address indicated on the form. All pertinent information such as plans, specifications, locations of the proposed improvements, etc., must be indicated on a copy of the survey, and all of these items should be included with the application.
- iv) Home improvement application forms are available from your management company. The Committee cannot respond to verbal requests for approval. All applications must be made in writing. As of the date hereof, the Committee's address is:

LPI Property Management
211 E. Parkwood Ave, Suite 100
Friendswood, TX 77546
Phone: 281-947-8675
Fax: 281-947-8680
<https://www.lpipropertymanagement.com/>

- v) The Committee has forty-five (45) days from the date of receipt of an application in which to respond. If additional information is required by the Committee, the application process will be extended accordingly. Plans for the implementation of the proposed improvement(s) should allow for the time required to complete the approval process. No construction should begin prior to the approval. Additionally, should your application be submitted after the construction has commenced, the Committee is not required to provide approval, and the unapproved change is deemed to be a violation of the Deed Restrictions. You may be required to remove said improvements. If an application is not approved, the Committee will state in its letter why such approval was denied and what type of application changes, if any, would alter that decision.
 - vi) Each owner is ultimately responsible for ensuring all improvements conform to the Deed Restrictions and other applicable guidelines. Failure by an owner to perform modifications and/or improvements in conformity with the Deed Restrictions and applicable guidelines subjects the owner to the risk and expense of removal of each such non-complying improvement.
 - vii) Note: The above general procedures pertaining to applications to the Committee do not apply to the installation of antennas, satellite dishes, and related masts. Please see Article 6i hereof for the special provisions which apply to antennas, satellite dishes, and related masts.
- d) Approval Philosophy
- i) The approval process is intended to minimize hardships or delays, while preventing additions or modifications to property that would be costly to correct if done in violation of the Deed Restrictions or the Guidelines. The Committee's goal in the review process is not to tell the owner that changes cannot be made to the property, but rather to assist in making changes in a way which conforms to the character of the neighborhood.
- e) Precedents
- i) While the Committee will make every reasonable attempt to be fair and equitable, the Committee and the Board will not be bound by past decisions of D.R. Horton, the Committee, or prior Boards. The Committee reserves the right to disapprove applications for improvements that require a variance from the Deed Restrictions if it believes that such changes are not in the best interest of the Subdivision. even if a precedent was set by a decision of D.R. Horton, the Committee, or prior Boards. These Guidelines have been adopted by the Committee to specify standards, requirements and the process used in evaluating an application. It should be noted that each application is considered on its own merit and that the Committee may grant a variance from these Guidelines and/or from certain provisions of the Deed Restrictions. The Committee has the right to deny approval for a similar improvement based on the proximity of a property to a main boulevard or the visual relativity of the site to the overall Subdivision. As an example, a home located on the perimeter of the Subdivision may be permitted to have a certain styled storage building, whereas on a main entry boulevard (and depending on the configuration of the lot), this same structure may not be approved due to the visible profile of the location. The intent is to maintain overall integrity within areas which may have higher visual impact.
 - ii) In spite of their efforts, from time to time, the Committee and/or the Board will make a decision that, in retrospect, is not necessarily in the best interest of the Subdivision. The Committee and the Board reserve the right to recognize such a situation, document it in the minutes of a meeting and

no longer permit its use as a precedent. The same right applies if the Committee and/or the Board make an inadvertent error in allowing a change or addition.

f) Quality of Repairs

- i) From time to time, homeowners will be required to make repairs to portions of their property that may be damaged or deteriorated, such items as curbs, sidewalks, porches, fences, etc. Repairs are required to be of equal or better quality than original construction and of the same type in such a way as, in the Committee's opinion, not to detract from the appearance of the neighborhood.

g) Emergency and Disaster Reaction

- i) Disasters such as fire and weather may cause significant construction and repair activity to take place. Temporary repairs of structures (those that are present for no longer than 6 months during reconstruction) will be acceptable under such a condition. Approval for changes to the former structure will be made with all haste possible so as to have no adverse impact on the owner. The Board and the Committee will take whatever action is reasonable to expedite its responsibilities. The intent will be to re-establish the neighborhood to its former quality as quickly as possible.
- ii) It is recognized that an owner has the right to take temporary protective action in the event of certain weather conditions, such as hurricane warnings. Rarely do these protective actions beautify the neighborhood, but no prior approval for such temporary action is required. However, all such installations must be completely removed, and the property restored to its original condition within seven days of the passing of the emergency. This rule specifically applies to, but is not limited to, the boarding of windows and doors during a hurricane threat.

h) Easement Encroachments

- i) It is not the responsibility of either the Committee or the Board to police encroachment into utility easement areas. If possible, the Committee will advise the owner of a possible encroachment and recommend that the owner seek approval or waiver from the appropriate utility. However, the Committee will not be liable for any expense incurred by an owner as a result of action by a utility if such encroachment occurs, even if the Committee approved the change or addition without comment.

i) Construction Materials

- i) Certain building materials are considered unacceptable for exterior use in the Subdivision. Other materials may be used for specific applications only. General construction material guidelines are as follows:
 - (1) Brick: Generally acceptable.
 - (2) Cement Board: Cement board is the preferred material to replace original wood siding and should be made to look like wood siding (texture, form and color will be acceptance criteria).
 - (3) Aluminum: Acceptable for rain gutters and window framing. Aluminum siding is acceptable, as long as it simulates wood siding in color and texture. All aluminum items, regardless of their application, must be painted a color compatible with the home on which it is installed.
 - (4) Fiberglass: Generally unacceptable for all applications.
 - (5) Roofing Material: Must be the same as the home (as specified in the Deed Restrictions) for any structure that has three or more enclosed sides, regardless of the purpose or use of the structure, with the exception of green houses.

(6) Glass and Plexiglas: Generally acceptable for most applications, including tops of greenhouses. Plexiglas is a suitable substitute for glass.

(7) Vinyl Siding: Vinyl siding may be used to replace original wood or composition siding so long as it is made to look like wood siding (texture, form and color will be acceptance criteria). Most other uses of plastic are unacceptable.

j) Enclosed and "Invisible" Improvements

i) Some improvements are not readily visible from any street and/or other homes. In general, such lack of or limited visibility does not exempt the owner from complying with Deed Restrictions. However, The Committee MAY take such a situation into consideration when considering a variance. If an exception of this type is made, the precedent will apply only to other situations with similar lack of or limited visibility. Generally, the Committee will approve any improvement that meets ALL of the following conditions:

(1) It is completely enclosed within the fenced portion of the property.

(2) The fencing is of such a type as to shield the variance from general sight.

(3) It is less than 6 feet in height at its highest point.

(4) It is not visible by a pedestrian standing at ground level on any adjoining street or sidewalk.

(5) It does not pose a hazard or annoyance to other properties or owners.

ii) Examples of such changes are swimming pools, spas and ground-level decks.

2) Landscaping

a) General

i) In general, the addition or movement of trees, shrubs and other live items of landscaping is acceptable without a formal review by the Committee. Exceptions are landscaping that is, or will act as, a non-compliant fence, items that obstruct access to a vital community service (such as a fire hydrant), items that obstruct visibility causing a hazard to vehicular or pedestrian traffic, items that create a hazardous condition or any item that generates a complaint from a resident of the Subdivision. Landscaping may not be installed in such a manner as to change the topography or drainage of the lot which may cause water to spread across any other lot. These guidelines apply both to items that create a non-acceptable condition upon installation and items that grow to become non-acceptable. Removal of individual trees is discouraged unless the tree is diseased, dead, severely damaged or poses a hazard.

b) Yard

i) Yard grass should be St. Augustine or similar sod.

ii) Xeriscaping may be considered on a case-by-case basis.

c) Planting Beds

i) Planting beds should confirm to produce a harmonious landscape setting and should complement the architecture of the residence and not detract from the home, with a suggested width of 12 feet from the foundation of the home. All planting beds should be mulched. Rock or gravel of any size or color requires Committee approval.

d) Edging and Borders

i) Edging around planting beds is encouraged for maintenance purposes and to help define the shape of the beds and is not required. Natural border plants, such as monkey grass, liriopse, or jasmine, are encouraged. Acceptable edging materials include steel painted green or black, stone, or brick laid

horizontally or vertically and having a uniform height or edge. Stone may be laid flat as accent material. Brick shall complement the house brick, and it is recommended that the bricks not be laid loose but be set securely into the ground either horizontally or vertically. In no instance shall any holes in the brick be visible to the public. Colored brick or concrete scalloped borders shall be securely set into the ground. Colored or poured reinforced concrete border/curbs are acceptable but must complement the exterior color scheme of the residence. All edging material must be maintained as not to detract from the community.

- ii) Unacceptable edging material includes wire, wood landscape timbers, plastic lattice, or other materials not in character with the neighborhood.

e) Entrance Fences

- i) Entrance fences are owned by and generally maintained by the Association. However, individual homeowners whose property adjoins these entrance fences must ensure that the fence is not exposed to damage by adjacent plantings or land use, as they will be held responsible for any such damage occurring on or caused by their property. Plants that attach themselves to an entrance fence are prohibited. Bushes and trees must be trimmed to prevent contact with an entrance fence. Flower boxes, planters, composting boxes and any other raised beds must not be in contact with an entrance fence. No structure of any kind may be attached to an entrance fence.

3) Maintenance

a) General Maintenance

- i) All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but are not limited to, the following:
 - (1) All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew.
 - (2) All rotted and damaged wood must be replaced and any damaged brickwork repaired.
 - (3) Gutters must be kept in good repair and not allowed to sag or hang down.
 - (4) Roofs must be maintained in good repair with no missing or curling shingles.
 - (5) All glass surfaces must be whole.
 - (6) Fences and gates must be kept in good repair.
 - (7) Garage doors must be undamaged and in good repair.
 - (8) Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds. Sidewalks may be repaired by the City of League City, but only at the owner's request.
 - (9) Cluster mailboxes are the property of and maintained by the U.S. Postal Service.

b) Yard Maintenance

- i) All lots shall be maintained, with grass and other plants kept in a healthful and attractive condition, all weeds removed and grass regularly mown and edged. Dead grass, plants, trees, and bushes shall be promptly removed from the property. There must be no storage of toys, equipment, clutter and/or debris in public view.

4) Painting

a) Approval Requests

- i) All homes have some painted areas (such as trim and wood siding areas). Owners may change the color of paint used on their home if, in the opinion of the Committee the new color is compatible with both the individual home and the Subdivision.

b) Color Selection

- i) Colors selected to paint the wood, trim, doors, shutters and gutter areas of homes and garages will be limited. Owners may choose to repaint using the same color as applied during initial construction. Shutters may be painted in a contrasting color if, in the opinion of the Committee the color is compatible with the Subdivision. Other portions of the house and garage may be white or a color that blends with the brick. Sharply contrasting trim colors that do not blend well with the brick and siding will likely not be approved. Generally, muted earth tones are considered appropriate whereas primarily bright, or pastel colors will not be approved. All paint colors will be subject to approval based upon appearance and impact upon the harmony of community design.

c) Fencing

- i) Wood fences may not be painted. See section 5. (Fencing)

d) Wrought Iron

- i) All wrought iron or simulated wrought iron fencing should be painted flat black. See section 5. (Fencing)

5) Fencing

a) Breezeway Fencing

- i) For homes with detached garages, where a covered breezeway connects the house to the garage, a fence structure may be installed that meets any of the criteria below. Any of these improvements must follow a straight line from the house to the garage, must be as close as practical to the sidewalk that connects the two structures and be anchored to both the house and the garage or to two posts that are in close proximity to the house and the garage.

(1) Standard Wood Fence

- (a) A standard wood fence and gate combination may be no greater than six foot six inches in height. This may be topped with a wooden lattice from the top of the fence to a height not to exceed the lowest edge of the roof covering the walkway.

(2) Wooden Lattice Fence

- (a) A wooden lattice fence and gate combination may be constructed from ground level to a height not to exceed the lowest edge of the roof covering the walkway.

(3) Wrought Iron Fence

- (a) A wrought iron fence and gate combination may be installed from ground level to a height not to exceed the lowest edge of the roof covering the walkway.

b) Yard Fencing

- i) No chain link fences are permitted in any location.
- ii) No fencing is permitted across driveways.
- iii) Gates should match the style of the fences they are attached to.
- iv) All fencing visible from the street should be vertical, notched picket, six-foot #1-grade cedar, free of large knots or splits. It is recommended that wood fences be constructed with 4x4" posts set two feet in concrete on eight-foot centers, with at least two horizontal rails, and all pickets nailed on the street side so that no rails or posts show when viewed from the street. A 2x6" rot board placed horizontally along the base of the fence is highly recommended for fence longevity, bringing the maximum height of the fence to six feet six inches. A clear coat of wood preservative may be

applied. Wood fencing in these areas may be stained a natural wood color only after Committee approval, which will require a sample of the stain.

- v) All fencing visible from the common areas is recommended to be vertical, notched 1x6" picket, six-foot #1-grade cedar, free of large knots or splits. These fences are suggested to be constructed with 4x4" posts set two feet in concrete on eight-foot centers, with at least two horizontal rails, and all pickets nailed on the street side so that no rails or posts show when viewed from the common areas. A 2x6" rot board placed horizontally along the base of the fence is recommended, bringing the maximum height of the fence to six feet six inches. A fence cap is required, which consists of a 2x4" horizontal rail along the top of the pickets, and a 1x2" horizontal rail underslung the 2x4" and at the top of the pickets. A clear coat of wood preservative may not be applied. Wood fencing in these areas may not be stained. These fences should weather with age.
- vi) All other fencing may be wood or wrought-iron. Styles not matching street and common area fencing will be considered on a case-by-case review. A clear coat of wood preservative may be applied. Wood fencing in these areas may be stained a natural wood color only after Committee approval, which will require a sample of the stain.
- vii) General Guidelines
 - (1) These fencing guidelines are recommendations which may be deviated from with plan approval from the Committee.
 - (2) Wrought iron fences should be black in color, contain no decorative emblems or ornamental work, and be six feet in height.
 - (3) Wood fencing generally should be cedar (where required) or pine, notched vertical 1x6" pickets. Fences should generally be constructed with 4x4" posts on eight-foot centers, with at least two horizontal rails and a 2x6" rot board. Wood fencing should not be over six feet six inches in height.

6) Specific Items

a) Yard Ornaments, Fixtures, Furniture

- i) All lawn ornaments, installed outside of the fenced portion of the property, whether temporary or permanent, must conform to the general restrictions of the Deed Restrictions and be less than eight feet in height. This includes the prohibition of certain materials (such as plastic) and the limits to reasonably subdued earth-tone colors compatible with the Subdivision. The only requirement is that such items be kept in the same quality of repair as is required of the home and land as specified in the Deed Restrictions.

(1) Definitions

- (a) Ornaments include, but are not limited to, such items as planters, decorations, statues, birdbaths, lawn ornaments, umbrellas and other decorative items. Furniture includes chairs, benches, lounges, tables, etc. Fixtures include swings, lighting fixtures not described elsewhere in this document, barbecues, cookers, smokers, etc. Such items are encouraged to promote individuality. However, the following guidelines will apply:

(2) Items on Porches

- (a) In general, items kept on porches such as furniture and planters will not require written permission unless a specific complaint is received. For purposes of architectural control, an owner may keep for prolonged periods, items of furniture, ornaments or planters on the

front porch of his/her home without the written permission or consent of the Committee. The Committee or Board will only make a judgment if a specific complaint is received.

(3) Items in Enclosed Yards

- (a) The intent of the Committee is to permit flexibility for use of improvements in enclosed yards. It is recognized that such approved improvements as pools and children's play areas require some items that would not fall under the approval criteria. Such items include pool furniture, children's play equipment, tables and chairs, etc. This type of item is seldom installed or kept on a permanent basis. In general, items of 6 feet or less in height, of a temporary (48 hours) or mobile nature and kept within the confines of the fenced yard area will not require written approval. It will not matter whether the item(s) is visible from the street or an adjoining property as in the case of items behind wrought iron fences. Such items may be composed of any material and be of any color.

(4) Front Yard Items

- (a) Those items kept permanently, or for prolonged periods, outside of the fenced area of the property will receive the greatest attention, the greatest visibility and will require written approval. For purposes of consistency, the term "prolonged periods" will be consistent with the habitually parked rule for parked or abandoned cars (e.g. 48 hours, see section 6I). All of the following paragraphs, unless otherwise specified, refer to items outside the fenced area and not to those on porches or within the fenced areas.

(i) Material Composition

- 1. The same general Guidelines apply to these items as apply to other structures. Certain materials are generally unacceptable. Such materials include plastic, fiberglass, unpainted aluminum or steel, etc. Acceptable materials are wood (either unpainted or painted to blend into the natural background), brick, stone or cement/concrete, pottery, clay, tile and wrought iron. Exceptions can be made at the discretion of the Committee or the Board.

(ii) Appearance

- 1. In order for an improvement or change to qualify for acceptance it must blend with the composition and tone of the surrounding area. The Committee and the Board will exercise their best judgment to determine this compatibility.

(iii) Specific Acceptable Items: The following items are generally acceptable for being maintained in the unfences portion of properties within the Subdivision:

- 1. Most lighting fixtures that do not exceed 8 feet in height.
- 2. "Park" benches and gliders made of any combination of natural wood, wrought iron, brick, stone or concrete.
- 3. Planters made of any combination of natural wood, wrought iron, brick, stone, clay, pottery or concrete.
- 4. Ornaments, such as statues, sculptures, bird baths, fountains, etc. that are of a size proportional to the surrounding landscape and are composed of natural wood, wrought iron, brick, stone, clay, pottery or concrete. The test for permissibility for this class of items will be the extent to which it blends into the overall landscape of

the surrounding properties. As a general rule, the number of front yard ornaments should not exceed six, no more than one of which is over one foot tall.

5. Holiday decorations (see section c below).

(iv) Specific Unacceptable Items: The following items will not be considered acceptable for unfenced areas:

1. Any item that can be considered playground equipment or children's toys, such as swings, slides, seesaws, etc.
2. Brightly painted items, the color of which makes them sufficiently conspicuous so as not to be compatible with the surrounding properties.
3. Any item greater than 8 feet tall.

b) Address Visibility

- i) Cast stone house numbers have been installed in the home by the builder and must be maintained by the homeowners. House numbers must be kept visible at all times and cannot be obstructed by shrubs, trees, etc.
- ii) Additional house numbers will not be allowed on the house unless approved by the Architectural Committee. House numbers are permitted on the curb in front of the house, as long as it remains in harmony with the rest of the neighborhood.

c) Exterior Lighting

- i) In general, the addition of exterior lighting is both acceptable and desirable. This includes ground level lighting, stand-alone lamp posts and lighting mounted on a house or approved structure. Such lighting fixtures must be compatible with the general tone and design of the Subdivision. Exceptions will be such lighting fixtures, which are of a design that is incompatible with the Subdivision. High pressure sodium and mercury vapor lighting fixtures are deemed incompatible due to production of high intensity lighting inappropriate for residential neighborhoods. In all cases, stand-alone lighting fixtures must adhere to the "8 foot maximum height" rule. Flood and area lighting shall be positioned or shielded so as to not unreasonably affect neighboring properties in the sole opinion of the Committee. An exception to this may be made when owners of neighboring properties deem the lighting to be beneficial to their property and agree in writing to its installation. Generally, only white lighting shall be approved.

d) Holiday Decorations

- i) Holiday decorations are both permitted and encouraged and will not require approval by the Committee. However, such decorations may be installed no sooner than 45 days prior to the holiday and must be removed within 15 days after the holiday for which they are intended. However, the Committee does reserve the right to require the removal of decorations that either generate complaints or are deemed offensive.

e) Basketball Goals and Hoops

- i) Permanently Mounted Goals
 - (1) Permanently mounted goals are not permitted on the individual lots within the Subdivision (the Association may install permanently mounted goals in the community park).
- ii) Portable Goals

- (1) With prior the Committee approval, portable goals may be located at any residence. When not in use, portable goals must be located within six feet of the house or garage and at least three feet from interior lot lines.
- f) Back Yard Structures
 - i) Up to three backyard structures, including no more than two each of any of the following, will be permitted:
 - (1) Shade Structures
 - (a) Free-Standing Structures
 - (i) Freestanding structures such as sun shelters, cabanas, gazebos and arbors may not exceed 100 square feet in area coverage and may not exceed the 8 feet in height limitation measured from ground level.
 - (ii) Sun Shelter / Cabana: Sun shelters/cabanas are structures usually freestanding and similar to arbors in design. These structures are most likely found on a deck covering or adjacent to a pool, these shade structures may be constructed only of wood, trellis or shingles. If shingles are the preferred choice of roofing material they will be of the same color, texture and weight as the shingles utilized on the residence. Wood surfaces may be left natural, stained or painted to match the residence.
 - (iii) Gazebo: Freestanding small out-structures made of trellis or lattice work. Normally constructed with a peaked roof, not to exceed 8 feet in height from ground level and 100 square feet in area.
 - (iv) Arbor: Free-standing or partially adjoined cover made of trellis or slatted wood, open airy three-sided structure. May not exceed 100 square feet in area coverage and must comply with 8 foot maximum height limitation from ground level.
 - (b) Attached Structures
 - (i) Patio Cover: A patio cover is a shade cover which is a) firmly and substantially affixed to the main existing residence and b) is adjacent to and abutting the main residential dwelling, may be considered. Shingles are the preferred choice of material they will be of the same color, texture and weight as the shingles utilized on the existing structure. A patio cover is considered to be a part of the existing structure. As such, it may exceed the height of 8 feet and the area coverage of 100 square feet. Any cover NOT abutting and firmly and substantially affixed to the main residential dwelling is considered to be free-standing in one of the other categories listed.
 - (2) Tools, Sheds and Out Buildings
 - (a) Tool sheds and out buildings are limited to a maximum of 8 feet in height and 100 square feet in size and must be located within the fenced area of the yard. They are generally constructed of wood siding painted to match the residence and shingle roofing to match the main residence. Utility buildings constructed of metal, plastic or other materials and/or colors which do not match the main residence must be concealed behind and below a fence and not visible from the street or common areas. Utility buildings constructed of materials whose appearance (texture and color of siding and shingles) matches the main residence may extend above the fence line but are limited to a maximum height of 8 feet as measured from grade.

- (3) Play Structures and Play Equipment
 - (a) Play structures and equipment are limited to eight feet in height and 100 square feet in area and swing sets must be located within the fenced area of the yard and to the rear of the main residential structure. Any shading or roofing of these structures must conform to the exterior materials of the main residence. Permanently affixed canvas or plastic covers are not allowed, unless covering is included in manufactured package.
- g) Windows and Treatments
 - i) Glass Block Windows
 - (1) Glass block windows are allowed on the main residential dwelling but must be located on the sides or rear of the house.
 - ii) Security / Storm Shutters
 - (1) Security and Storm shutters are generally not allowed on the exterior of the house. An exception to this is shutters that can be fully withdrawn into an inconspicuous receptacle when not in use. Such receptacle should be required to be painted so as to blend with the coloring of the home and the design of the community.
 - (2) Awnings
 - (a) Awnings are not in keeping with the design of the Subdivision and shall not be allowed.
 - (3) Storm Doors
 - (a) Security and/or storm doors will be allowed on the exterior of a home provided that they meet one of the following options:
 - (i) Storm doors of a solid clear or brown tinted glass pane with a simple metal frame or
 - (ii) Security / storm door combination of a solid glass pane with a simple non-obtrusive wrought iron structure. The design and color are subject to review and approval by the Committee and shall be in keeping with the original door and home design. Excessive ornamental work is considered distracting and not in keeping with the general architectural signature of the Subdivision.
- h) Decks
 - i) Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decks must be situated on the lot to allow for drainage to occur entirely on the owner's lot. Decks cannot be higher than eighteen inches (18") above grade. Paint or stain should match or compliment the house. Second story decks will receive Committee approval on a case-by-case basis.
- i) Swimming Pools and Spas
 - i) No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment pool decking which extends into an easement also requires a consent agreement from the utility companies. Consents must be received prior to approval. Note: The respective utility company may charge a fee for this consent letter. Above ground pools will not be permitted. Only those pools completely enclosed within a fenced area may be approved. Pool pumps and other equipment must be screened within the fenced perimeter and not visible from the fronting street. Pool enclosures will be reviewed on an individual basis and height should not exceed eight feet.
- j) Antenna and Satellite Dishes

- i) The following guidelines apply to antennas, satellite dishes, and any related masts:
 - (1) Category 1 (Antenna or Satellite Dish in Excess of One Meter (39 inches)): No antenna or satellite dish which exceeds one meter (39 inches) in diameter is permitted on any lot.
 - (2) Category 2 (Antenna or Satellite Dish of One Meter (39 inches) or Less, and Other Antennas and Related Masts): An antenna or satellite dish of one meter (39 inches) or less, and other antennas and related masts are permitted to be placed on a lot provided any such item must comply with all of the below set forth minimum conditions. Further, the Association must receive written notification at its then current address from the resident of the applicable lot, on or before the installation of any antenna, satellite dish and related mast provided for in Category 2. Such notification must include the type and color of antenna, satellite dish, and any related mast to be installed, and the method, manner, and site of installation. The site must be shown in a plot plan. If the resident of a lot proposes to install an antenna, satellite dish and any related mast from Category 2 in any manner whatsoever which does not strictly comply with the below set forth minimum conditions, such resident must submit an application to the Committee and obtain the written approval of the Committee prior to commencing such installation. In connection with the Committee's decision, the Committee shall consider such factors as it deems appropriate, in its reasonable discretion. The application to the Committee must be made on a form approved by the Committee and contain such information as may be required by the Committee, including a statement which specifically describes the manner in which it is proposed that such antenna, satellite dish and related mast will vary from such minimum conditions. The Committee shall endeavor to make its decision regarding the proposed antenna, satellite dish and any related mast on an expedited basis within seven (7) days after receipt by the Committee of the completed application and all information required therein. The granting of a variance from such minimum conditions shall in no way affect the resident's obligation to comply with all governmental laws and regulations and other regulations affecting the lot concerned.
- ii) Minimum Conditions:
 - (1) In addition to the foregoing requirements, no antenna, satellite dish, or any related mast, including its base and anchoring structure, shall be erected, constructed, placed, or permitted to remain on any lot unless such installation strictly complies with the following minimum conditions (however, each Minimum Condition shall not apply if it unreasonably delays installation of the applicable antenna, satellite dish, and any related mast, or unreasonably increases the cost of such items or their installation, or precludes reception of an acceptable quality signal):
 - (2) The antenna, satellite dish and any mast must be located to the rear one-half of the lot and must serve only improvements on the particular lot in which it is located.
 - (3) To the extent feasible, the antenna, satellite dish and any mast, including its base and anchoring structure, shall not extend above the roofline of the house located on the lot and shall not be visible from the frontage street or any adjoining street.
 - (4) To the extent feasible, no antenna, satellite dish or mast shall be constructed or placed or permitted to remain on any utility easement or other easement or right-of-way located on any lot.

- (5) The antenna, satellite dish and any mast must be securely mounted to a base, so as to be able to withstand the effects of high winds or other extraordinary weather conditions; however, no guy wires or similar mounting apparatus will be allowed.
 - (6) No advertising slogans, logos, banners, signs or any other printing or illustration whatsoever shall be permitted upon or be attached to the antenna, satellite dish or mast.
 - (7) No satellite dish or antenna shall ever be used for the transmission of any signal whatsoever and said antenna or satellite dish shall be for the purpose of receiving only normal signals through airwaves for television viewing purposes only.
 - (8) No antenna or satellite dish shall be permitted to cause any distortion or interference whatsoever with respect to any other electronic device in the subdivision.
 - (9) The antenna, satellite dish and any mast shall be one solid color only, either white or black or shades of either brown, gray or tan.
 - (10) Each lot shall be permitted to have no more than one antenna or satellite dish and any related mast, as applicable, for each category of the following categories of video programming providers, to-wit: direct broadcast satellites, multi-channel multi-point distribution (wireless cable) providers, and television broadcast stations.
 - (11) Any antenna, satellite dish, or mast installed hereunder shall be installed and secured in a manner that complies with all applicable laws and regulations and manufacturer's instructions.
 - (12) If any provision of this Article 6i is ruled invalid, the remaining provisions of this Article 6i shall remain in full force and effect.
- k) Woodpiles
- i) Stacked/stored firewood must be stored behind house and not visible from any street.
- l) Storage of Vehicles / Boats
- i) No automobiles, boats, trailers, campers, recreational vehicles, shall be parked or stored permanently or semi-permanently (defined as without movement for 48 hours) on any public street, right-of-way, front yard area or driveways. Any such item or vehicle must be completely screened from public view either within the garage or behind a solid fence.
 - ii) Open Storage Prohibited: Automobiles, trucks, boats, trailers, campers, recreational vehicles, motorcycles, buses or other such equipment, or inoperable vehicles of any kind, may not be stored or habitually parked in any location where they are visible from any adjacent street or property. Inoperable vehicles include those that are disabled as well as those not currently licensed, inspected or registered.
 - iii) Habitually Parked: Habitually parked means parked without movement for 48 hours or more. Periodic movement of the vehicle for the purposes of circumventing this requirement does not comply with this standard.
 - iv) Garage Storage: Boats, trailers, campers, recreational vehicles or other such equipment may be stored in a garage provided that such storage does not result in the displaced automobile(s) being parked on the street.
 - v) Visitor Vehicles: Permission to allow temporary parking of recreational vehicles or trailer homes of visiting friends or relatives can be granted by the management company. The duration of each visit shall not exceed two weeks, and no recreational vehicle may be permitted for more than two weeks out of every six months.

m) Bird Houses

- i) Certain types of birdhouses are generally maintained on a tall pole of otherwise unacceptable height. This item may be considered acceptable if the total height (pole plus bird house) does not exceed 12 feet above the ground, is painted and composed of wood or a wood product. Such an item must be within the fenced area of the yard and not in a utility easement. It may be attached to a perimeter fence if the owner of the effected neighboring property agrees in writing. Only one item per property is allowed.

n) Flag Poles

- i) Flag poles shall be permitted subject to prior design and placement approval of the Committee. Flag poles should be limited in height to 18 feet. The flag pole should be located within 10 feet of the house structure. Flag poles are not allowed in right-of-ways.
- ii) A flagstaff may be mounted on the house, garage, tree or other improvement structure so long as the length of the staff does not exceed 6 feet and the top-most part of the staff does not extend to a point higher than the highest point of the specific structure (tree, house, garage, etc.) on which it is mounted.
- iii) Flags should be no larger than 3 feet by 5 feet.

o) Weather Vanes

- i) Weather vanes are not allowed.

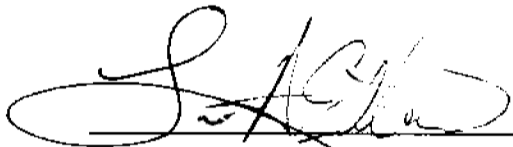
p) Signs

- i) The following types of signs are generally acceptable. With the exception of the Subdivision activity signs, none of these require approval of the Committee or the Board.
 - (1) For Sale Signs: One sign for each lot of not more than six (6) square feet advertising the property for sale or rent.
 - (2) Builder's Signs: One sign for each lot of not more than 6 square feet advertising the builder of repairs/improvements to the property. Sign may be displayed for the duration of the construction project only.
 - (3) Political Signs: Political signs advocating the election of one or more political candidates or the sponsorship a political party, issue or proposal, provided that such signs shall not be erected more than 60 days in advance of the election to which they pertain and shall be removed within 10 days after such election.
 - (4) School Spirit Signs: Signs containing information about one or more children residing in the dwelling unit and the school they attend shall be permitted so long as the sign is not more than six (6) square. There shall be no more than one sign for each child under the age of 18 residing in the dwelling unit.
 - (5) Security Signs: One sign for each lot not more than 12 inches by 12 inches advertising the commercial security or alarm company, which is providing service to the dwelling.
 - (6) Garage Sale Signs: Garage sale signs may be posted for the duration of the event. Signs shall be posted no earlier than two (2) days before the sale and shall be removed no later than the evening of the day of the sale. Note that recurring garage sales are considered a home business and are prohibited by the Deed Restrictions.
 - (7) Community Activities Signs: Signs promoting Subdivision activities may be posted in the Common Areas with prior approval from the Board.

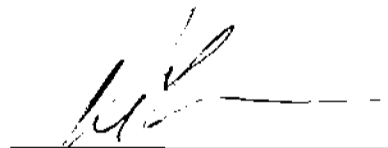
- q) Room Additions
 - i) Detailed plans must be submitted to the Committee and the exterior materials and color should match the house as much as possible. Room additions may not encroach into any utility easement unless the utility companies involved have provided written consent to such encroachment.
 - ii) Approvals shall be on an individual basis. Size and shape will depend on architectural style and layout of home, size of lot, and how well room addition integrates with existing home. Addition of a storage area will not qualify as a bonafide room addition and will not be permitted. Plans for room addition must show a room of reasonable size to constitute a legitimate request for a room addition. The roof of the addition must integrate with existing roofline so as to appear to have been part of the original home. The addition must be opened to the main structure and be serviced by central heating, air conditioning and electricity. ALL such improvements must be designed to the building code standards of the City of Galveston. Room additions may be denied for other reasons (i.e., structural integrity, architectural suitability, etc.).
- r) Roofing Accessories
 - i) Exposed metal items shall be a color which will blend with the shingle color or be painted to match the shingle color. These items must be positioned on the rear slope of the roof structure so as not to be visible from fronting street, unless installed by the original builder, except under special circumstances.
 - ii) Ridge vents should be of a color which will blend with the shingle color.
 - iii) Solar heater and electricity gathering panels will be permitted under certain restrictions. The panels must be parallel to the existing roof structure, and may not extend above the roof by more than six inches. Exceptions can be made to optimize effectiveness of the system.
- s) Outdoor Carpeting
 - i) Outdoor carpeting can only be installed on porch area but not on walkways, etc. Earth tone colors are acceptable, and visibility from street will be considered.
- t) Burglar Bars
 - i) The use of burglar bars on the exterior of any window or doors is prohibited. Burglar bars are permitted on the inside of the windows and if visible from the street, must be in harmony with the house.
- u) Garage Conversions, Carports, Detached Garages
 - i) Conversions to living area are not permitted and all garages should be capable of housing a minimum of two (2) cars at all times. All garage doors shall be operational. Detached garages/carports are not permitted except for the detached garages built by the original builder.
- v) Parking and Driveways
 - i) Parking in the street by Greenridge residents is not encouraged for both safety and aesthetic reasons, and parking should be done in the resident's driveway. If the driveway is full, vehicles may be parked on the street, provided they are legally parked pursuant to the City of League City parking code.
 - ii) Additions to the driveway are permissible with Committee approval so long as the addition is not over twelve (12) feet wide and access is by the original driveway apron.
- w) Swing Sets

- i) Maximum height for swing sets is eight feet. Location will be considered for neighbors' privacy, but in any event, swing sets may not be visible from fronting street.
- x) Other Deed Restriction Provisions
 - i) These Guidelines are not intended to supplant or to expand upon all provisions of the Deed Restrictions. Owners should ensure they are familiar with both the Deed Restrictions and with these Guidelines to ensure compliance.
- 7) Exceptions
 - a) Exceptions to these Guidelines and/or the Deed Restrictions will be made in exceptional and unusual cases to accommodate Federal, State and Local laws. An example would be to permit a structure that does not conform to be built for the special needs of a handicapped resident.
 - b) In all such cases, the owner will be granted the variance on a temporary basis for only that period in which the handicapped person resides in the home. In addition, the Association will file a document in the Deed Records of Galveston County that recognizes that there is a violation of the Deed Restrictions on the property that has been granted a temporary variance. The document will make it clear that when the handicapped person is no longer a resident; the temporary variance will no longer be in effect.
 - c) Exceptions will not be made for reasons of economic convenience or hardship, to accommodate recreation activities or for reasons of individual taste, appearance or beautification.

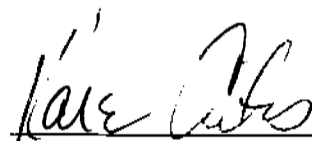
The Greenridge Property Owners Association, Inc. Architectural Guidelines have been reviewed by, and are hereby accepted by the initial Architectural Control Committee. The original document will be retained by the property management company, presently LPI Property Management, 211 E. Parkwood Ave, Suite 100, Friendswood, TX 77546.


 Association Director

01/02/2019
 Date


 Association Director

01/02/2019
 Date


 Association Director

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 Date