



**ARCHITECTURAL AND
SITE DESIGN GUIDELINES**

MOUNTAIN SPRINGS RANCH ARCHITECTURAL AND SITE DESIGN GUIDELINES

1	INTRODUCTION	5
Section 1.1	Objective of the Architectural and Site Design Guidelines (ASDG)	5
Section 1.2	Legal Documents.....	5
Section 1.3	Community Master Plan.....	5
Section 1.4	Mountain Springs Ranch Property Owners Association	5
2	ORGANIZATION AND RESPOSIBILITIES OF THE ARCHITECTURAL CONTROL COMMITTEE.....	5
Section 2.1	Mission and Function	5
Section 2.2	Membership	6
Section 2.3	Scope of Responsibility	6
Section 2.4	Enforcement Powers.....	6
Section 2.5	Limitation of Liability	6
3	THE DESIGN REVIEW PROCESS	7
Section 3.1	Review of Plans.....	7
Section 3.2	New Construction Application Review Fees	7
Section 3.3	Renovation, Additions, and Improvements	7
Section 3.4	Conditions of Approval / Rejection of Plans	7
Section 3.5	Architectural and Contractor Requirements.....	7
Section 3.6	Forms	8
Section 3.7	New Construction Bond, Land Clearing Deposit and Landscape Deposit.....	8
Section 3.8	Final New Construction Application Review	9
Section 3.9	New Construction Approval	9
Section 3.10	Special Meeting with the ACC.....	9
Section 3.11	Variances.....	9
Section 3.12	Right of Appeal to ACC Denial.....	10
Section 3.13	ACC Pre-construction Meeting with Builders/Lot Owners.....	10
	NEW CONSTRUCTION APPLICATION REVIEW PROCESS	11
4	THE CONSTRUCTION PROCESS	12
Section 4.1	Construction Time Limitation	12
Section 4.2	Builder Sign	12
Section 4.3	Portable Toilet and Trash Dumpster	13
Section 4.4	Construction Driveway and Road Damage Prevention.....	13
Section 4.5	Erosion Control	13
Section 4.6	Site Maintenance.....	14
Section 4.7	ACC Right to Enter and Inspect Property	14
Section 4.8	Conduct of Workers	14
Section 4.9	Construction Revisions and Changes.....	14
Section 4.10	Structural Alterations/Remodeling/Improvements/Repainting	15
Section 4.11	Permissible Working Hours	15
Section 4.12	Construction Barriers	15
Section 4.13	Slab Surveys	15

5	APPLICATION SUBMISSION REQUIREMENTS	16
Section 5.1	New Construction	16
5.1.1	Completed New Construction Application Form	16
5.1.2	Site Plan	16
5.1.3	Architectural Plans	16
Section 5.2	Landscape.....	17
5.2.1	Completed Landscape Application Form	17
5.2.2	Landscape Plans.....	17
6	ARCHITECTURAL GUIDELINES	18
Section 6.1	General Standards	18
Section 6.2	Modular Construction	18
Section 6.3	Dwelling Size Minimum Standards.....	18
Section 6.4	Garage Entrance	18
Section 6.5	Setback & Building Height Requirements.....	18
Section 6.6	Exterior Colors	18
Section 6.7	Masonry Requirement	18
Section 6.8	Foundation Slab.....	18
Section 6.9	Roofs and roofing.....	19
Section 6.10	Utility lines.....	19
7	ACCESSORY STRUCTURES AND OTHER IMPROVEMENTS.....	19
Section 7.1	Other Improvement Application Form	19
Section 7.2	Accessory Structures	19
Section 7.3	Refuse and Recycling Container Screening	20
Section 7.4	Decks.....	20
Section 7.5	Arbors and Trellises	20
Section 7.6	Fences/ Exclusion Fences and Garden/Patio/Accent/Retaining Walls	20
Section 7.7	Feral Hog Exclusion Fences	21
Section 7.8	Garden/Patio/Accent and Retaining Walls.....	21
Section 7.9	In-Ground Pools / Outdoor Hot Tubs	22
Section 7.10	Clothesline.....	22
Section 7.11	Tennis/Sports Courts and Basketball Goals	22
Section 7.12	Flag Mounts and Flagpoles	22
Section 7.13	Wind Turbines/Windmills	23
Section 7.14	Solar Energy Devices	23
Section 7.15	Generators	24
Section 7.16	Rain Water Collection Systems	25
Section 7.17	Stock Ponds, Water Troughs, Wildlife Water Tank	25
Section 7.18	Water Wells, Pump Houses	25
Section 7.19	Water Tanks	25
Section 7.20	Septic Systems	26
Section 7.21	Propane Storage Tanks.....	26
Section 7.22	Time frame for completion of Other Improvements.....	26
8	DRIVEWAYS	26
Section 8.1	Driveways.....	26
9	LAND CLEARING	26
Section 9.1	Land Clearing Application.....	26

Section 9.2	Debris and Brush Removal	27
Section 9.3	Outside Burning	27
10	LANDSCAPING and LIGHTING	27
Section 10.1	New Landscape Installation or Alterations.....	27
Section 10.2	Landscaping Requirements.....	28
Section 10.3	Lighting	28
11	MISCELLANEOUS.....	29
Section 11.1	Parking/Storage of Recreational Vehicles and Camping.....	29
Section 11.2	Signage.....	29
Section 11.3	Property Leases or Rentals	31
Section 11.4	Refuse and Recycling Containers in Public View	31
Section 11.5	Religious Displays	31
Section 11.6	Exterior Holiday Decorations.....	31
12	APPENDIX A: SUMMARY of BUILDING SETBACK AND HEIGHT RESTRICTIONS APPLICABLE TO ALL MSR LOTS*	33
13	APPENDIX B: SUMMARY of BUILDING REQUIREMENTS*	34
14	APPENDIX C: ACC BONDS, DEPOSITS, FEES AND FINES*	36
15	APPENDIX D: INVASIVE PLANT SPECIES LIST (NOT ALLOWED)*.....	38
16	APPENDIX E: RECOMMENDED EXTERIOR LIGHTING*.....	39

1 INTRODUCTION

Section 1.1 Objective of the Architectural and Site Design Guidelines (ASDG)

This document is prepared in accordance with the Mountain Springs Ranch (MSR) Declaration of Covenants, Conditions and Restrictions [DCCR] Article 9 to ensure quality and consistency within the residential community. The design standards are intended to explicitly outline the requirements and procedures that apply to all building, modification, addition and improvement requests. These guidelines will be updated periodically to reflect changing conditions. All lot owners will be advised through appropriate communication channels when guidelines are updated but the current document is always available online at www.msrapoa.com.

Section 1.2 Legal Documents

These guidelines are supplemental to the unit specific Supplemental DCCR, the Mountain Springs Ranch Property Owners Association (MSRPOA) Board of Directors (Board) Resolutions, and MSRPOA Bylaws, Rules and Regulations, if any. In the event a conflict arises between the guidelines and any of the Governing Documents defined in the DCCR or subsequently adopted by the Board of Directors, the Governing Documents are controlling.

Section 1.3 Community Master Plan

Mountain Springs Ranch is a planned residential community of approximately 1125 acres, which includes an 85-acre Park, a Swimming Pool and Recreation Complex and Walking Trails. It is the intention of MSRPOA to preserve the natural Texas "Hill Country" features within the development. Therefore, the ASDG are interpreted to ensure a "Hill Country" approach for all design, reviews, construction, and maintenance of residences and/or properties within the community.

Section 1.4 Mountain Springs Ranch Property Owners Association

As described in the DCCR, upon 100% conveyance of the parcels the MSRPOA assumed responsibility from the original developer – Bluegreen Southwest Land, Inc. The MSRPOA Board is solely responsible for the administration of the MSRPOA.

2 ORGANIZATION AND RESPONSIBILITIES OF THE ARCHITECTURAL CONTROL COMMITTEE

Section 2.1 Mission and Function

In accordance with the DCCR, no structure may be erected within Mountain Springs Ranch without being prior approved by the ACC. Using the ASDG, DCCR, Supplemental Declarations and other Governing Documents, the ACC is responsible for assuring an attractive, compatible, and aesthetically pleasing community. The ASDG, the DCCR and the Supplemental DCCR are the primary reference documents used for the evaluation of all projects submitted to the ACC. While the ACC strives to maintain a consistent approach to all approvals, the ACC has the sole responsibility for final approvals and those may be based on the current committees' aesthetic considerations. The DCCR grants the ACC the right to revise the ASDG from time to time.

In making approval decisions, the ACC will take multiple factors into consideration, including but not limited to: location of improvements, proximity of improvements to other lots/residences,

number of improvements on the lot, color, material, size, setback requirements, design, construction, materials, visibility from common areas, street or neighboring lots, lighting wattage, lighting's direct and indirect effect on neighboring lots, consistency of lighting in the community (i.e., colored lights are prohibited), utilities, harmony of structure or alteration with surrounding structures, and compliance with the DCCRs.

Section 2.2 Membership

The MSRPOA Board appoints all ACC members in accordance with DCCR Article 9.2.

Section 2.3 Scope of Responsibility

The ACC is responsible for:

- Evaluating all plans submitted by lot owners for compliance with the DCCR and ASDG, including compatibility of design with adjoining sites and common spaces;
- Approving all new construction;
- Monitoring every stage of lot development, from site clearance to construction to landscaping, in order to ensure adherence to the DCCR and ASDG;
- Enforcing all ASDG requirements, including through specific assessment, as described in the DCCR;
- Interpreting the provisions and requirements of the DCCR and ASDG;
- Approving any modification, subject to ACC control, to existing structures, including but not limited to walls, fences, material replacements, renovations, color changes, additions and landscaping; and
- Amending the ASDG with approval by the MSRPOA Board.

Section 2.4 Enforcement Powers

Any structure or improvement, whether new or altered, constructed or located on a lot is required to have prior ACC written approval. Any structure or improvement without prior ACC approval is in direct violation of the DCCR and ASDG.

The ACC, in its sole discretion, may compel a lot owner to remove any unapproved structure or improvement or bring any non-conforming structure or improvement into compliance with the DCCR and ASDG at the lot owner's sole expense. Failure to bring any non-conforming structure or improvement into compliance may subject the lot owner to enforcement actions outlined by DCCR Article 9.9.

Section 2.5 Limitation of Liability

ACC approval does not constitute an express or implied representation or warranty as to the quality, fitness, or suitability of the design or materials specified in the plans submitted by the lot owner. Lot owners, in consultation with architects and/or contractors, are the sole determinants as to whether the design and materials are appropriate for their intended use. Additionally, ACC approval does not constitute approval on behalf of any federal, state or local governmental rules, regulations, codes, permits, licenses, etc. regarding construction or improvements. Lot owners are wholly responsible for obtaining all required permits prior to or during construction. The MSRPOA, the Board, any committee, or committee member of any of the foregoing shall not be held liable for any injuries, damages, or losses arising out of the manner or quality of approved

construction on or modifications to any lot or improvement thereon. In all matters, the committees and their members shall be defended, held harmless and indemnified by the MSRPOA as provided in DCCR Article 4.6 and the Texas Business Organizations Code.

3 THE DESIGN REVIEW PROCESS

Section 3.1 Review of Plans

The ACC reviews New Construction Application submissions (requiring paper documents) and other Applications submitted as paper documents at all scheduled monthly ACC meetings. Submissions are due at least seven (7) calendar days prior to the meeting. The MSRPOA website provides instructions for delivery of paper applications. Submission requirements are specified in DCCR Section 9 and ASDG Section 5.

Section 3.2 New Construction Application Review Fees

Review fees are required for all New Construction Applications. The amount is specified in ASDG Appendix C and is used to cover expenses related to processing applications. The New Construction Bond and Landscape Deposit (Section 3.7) must be included with the New Construction Application Form submission. All fees are payable to the MSRPOA.

Provided no variance requests are submitted in conjunction with a New Construction Application Form, the ACC will expedite a plan review provided an additional 'expedited processing' fee is paid (see Appendix C). The ACC will approve or reject an expedited plan review within five (5) business days.

Section 3.3 Renovation, Additions, and Improvements

All exterior renovations, additions, or improvements outlined in ASDG Section(s) 6, 7, 8, 9 or 10 must be approved by the ACC. The lot owner must submit the relevant application with the bond showing the nature of the work to be performed and the materials to be used prior to any work commencing. The Renovation, Addition or Improvement Bond ("Bond") is a cash deposit specified in Appendix C, to be deposited with the Association to ensure compliance with these ASDG's and the Declaration.

Section 3.4 Conditions of Approval / Rejection of Plans

ACC plan approval does not relieve the lot owner from responsibility and/or liability for adhering to applicable rules, regulations, codes and ordinances. Plans submitted for review may be rejected, in whole or in part, by the ACC if they are deemed to be inconsistent with ASDG Section 1.3. If the plan, in whole or in part, is rejected, the ACC will provide the lot owner a written explanation for the rejection.

Section 3.5 Architectural and Contractor Requirements

Plans for construction of dwellings, buildings or significant structures are required to be designed by a Texas licensed, registered architect or a professional home designer. If additional specifications or clarifications of submitted plans are needed to fully evaluate a construction project, the ACC may require the lot owner to submit supplementary documents. The thirty (30) day review period contained in DCCR Section 9.3(b) shall not commence to run until such time all required information is provided to the ACC.

Section 3.6 Forms

The ACC requires lot owner submission of the following forms depending upon the activity:

- New Construction Application Form;
- Land Clearing Application Form;
- Landscape Application Form;
- Other Improvement Application Form;
- Fence Construction Application Form; or
- In-Ground Pool (including outdoor hot tubs) Application Form.

Section 3.7 New Construction Bond, Land Clearing Deposit and Landscape Deposit

A **New Construction Bond** is required for all new construction. The Bond is intended to assure compliance with all DCCR and ASDG construction restrictions and requirements. Throughout the construction phases, lots are periodically inspected by the ACC to ensure compliance with all applicable restrictions and requirements. If the builder or lot owner is found to be in violation of any DCCR or ASDG restrictions or requirements, they will be notified in writing of the violation and given a reasonable time to cure the infraction. If the violation is not cured within the allotted time period, the builder and/or lot owner will be fined for the violation and deducted from the Bond, subject to the limitations imposed by the Texas Property Code. The fine will be automatically deducted from the New Construction Bond. See Appendix C for violation fines. In the event charges are made to the Bond, at the ACC's discretion, the ACC may require the Bond to be replenished to its original amount. Prior to the final Bond being refunded, the ACC will conduct a final site inspection to ensure compliance with regulations. **This will include an inspection at night to insure all external lights are dark sky compliant.** The balance of the Bond, if deductions are warranted, will be refunded upon full completion of construction, as determined by the ACC, in its sole discretion, and approval of the Landscape Application Form. The bond refund will be issued to the party who originally paid the deposit to the MSRPOA.

A **Land Clearing Deposit** in the form of a cash deposit is required for all land or lot clearing activities (see ASDG Section 9). The Deposit is intended to assure compliance with all ASDG lot clearing requirements. If the lot owner is found to be in violation of any ASDG requirement, they will be notified in writing of the violation and given the stated time period to cure the infraction. If the violation is not cured within the allotted time period, the lot owner will be fined for the violation, subject to the limitations of the Texas Property Code. The fine will be automatically deducted from the Land Clearing Deposit. Prior to the final Deposit being refunded, the ACC will conduct a final site inspection to ensure compliance with regulations. The balance of the Deposit, if deductions are warranted, will be refunded upon a lot owner's written request.

A **Landscape Deposit** in the form of a cash deposit is required for all new landscape submissions (see ASDG Section 10). The Deposit is intended to assure compliance with all ASDG landscaping requirements. If the lot owner is found to be in violation of any ASDG requirement, they will be notified in writing of the violation and given the stated time period to cure the infraction. If the violation is not cured within the allotted time period, the lot owner will be fined for the violation, subject to the limitations of the Texas Property Code. The fine will be automatically deducted from the Landscape Deposit. Prior to the final Deposit being refunded, the ACC will conduct a final site inspection to ensure compliance with applicable restrictions and

regulations. The balance of the Deposit, if deductions are warranted, will be refunded upon a lot owner's written request. The deposit refund will be issued to the party who originally paid the deposit to the MSRPOA.

All Bond, Deposits, Fees and Fines are outlined in ASDG Appendix C. These amounts are subject to change at any time, with or without notice, to lot owners. The new amount established by the ACC shall apply as of the effective date of the change.

Section 3.8 Final New Construction Application Review

As part of the final plan review process, the lot owner must submit a complete and final set of construction or improvement drawings. The submission must include all ASDG requirements in effect as of the date of the submission.

Section 3.9 New Construction Approval

An ACC final plan approval letter, along with a copy of the approved construction plans or improvement drawings, is issued to the lot owner. No construction may commence without these two approved items.

Section 3.10 Special Meeting with the ACC

If plan approval is either subject to conditions the lot owner finds unacceptable or denied, the lot owner may request a special meeting with the ACC. If there is not a mutually acceptable agreement, then the lot owner may appeal to the MSRPOA Board as outlined in ASDG Section 3.12.

Section 3.11 Variances

If the DCCR or ASDG restrictions, regulations or existing site conditions impose an undue hardship that substantially inhibits lot construction or improvement, the lot owner may submit a written variance request.

Prior to approving a variance, the ACC may notify nearby lot owners of the pending variance request. These lot owners will be given fourteen (14) calendar days to express their concerns, if any, regarding the requested variance. The ACC regards all feedback from individual lot owners as confidential but, in aggregate, the comments become part of the written ACC meeting minutes. If the ACC elects to notify nearby lot owners, a final decision regarding the variance will be reached within forty-five (45) days from the date the request was submitted. While feedback from the community is solicited and thoughtfully considered, the ACC retains all final decision authority in its sole discretion.

If a variance request is approved, the ACC will forward the request, all documentation and the ACC's approval to the MSRPOA Board for review. The Board shall have fourteen (14) calendar days from the date of receipt of the ACC submittal to respond to the ACC. In its sole discretion, the Board may request further review of the application, including contacting nearby lot owners (if not previously done), requesting additional documentation, etc.

Once the Board has responded to the ACC, the lot owner is notified of the decision. The ACC shall approve or deny all variance requests in writing and in a timely manner. In the event the ACC fails to respond to a request within thirty (30) days following lot owner submission and has

not requested any additional information from the lot owner, the variance request is deemed **NOT** approved. No variance requests shall be considered approved in whole or in part until a lot owner receives a written ACC decision.

All variance approvals are deemed unique and not considered precedent for future ACC decisions.

For all variances, the lot owner shall pay MSRPOA a variance \$200 plus the costs incurred by MSRPOA for the preparation and recording of the variance with Comal County (see Appendix C).

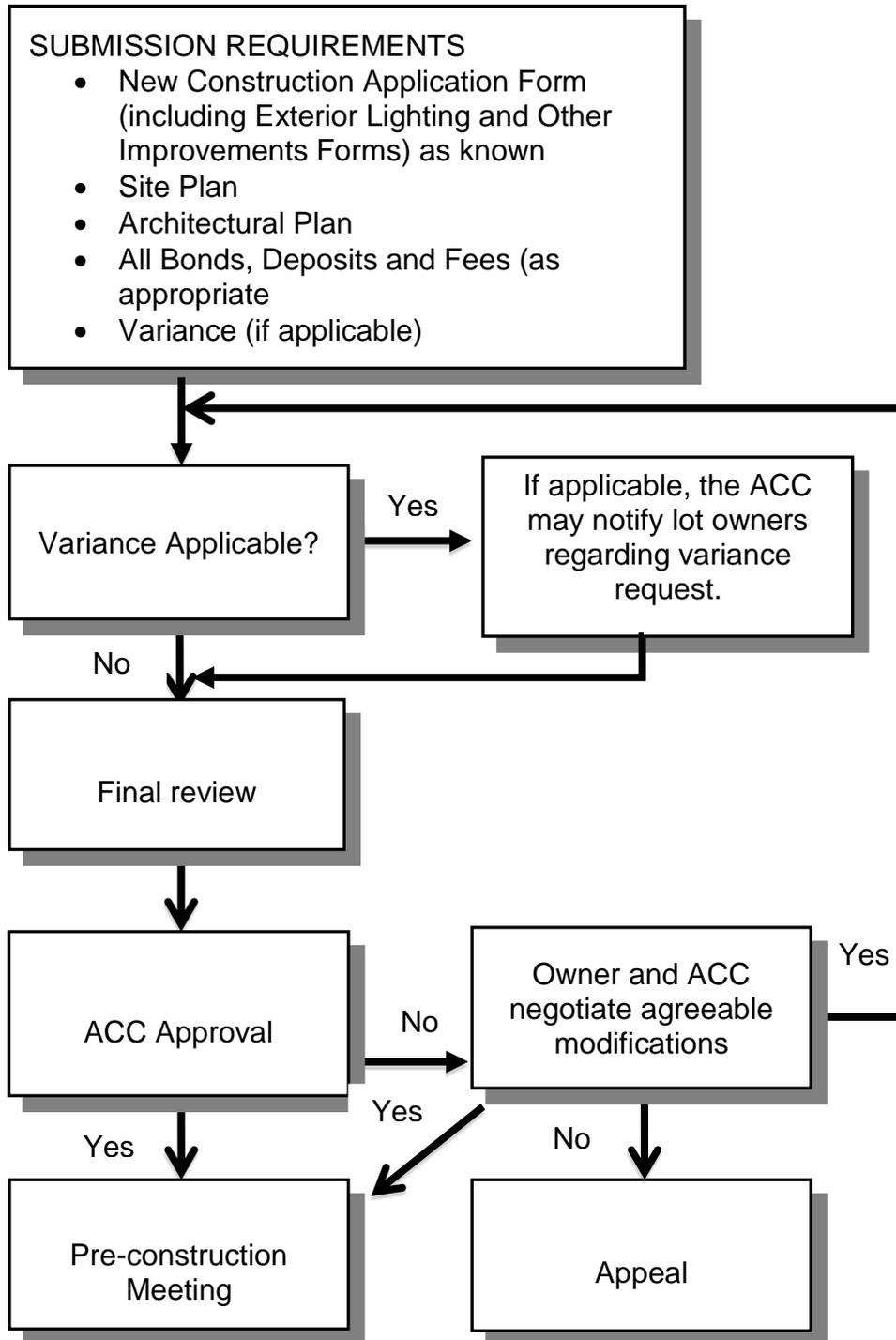
Section 3.12 Right of Appeal to ACC Denial

If the ACC denies a construction or improvement request, in whole or in part, including variances, the lot owner has an absolute right to appeal to the MSRPOA Board. A lot owner must provide a written notice of appeal that clearly outlines their case to the MSRPOA Board within sixty (60) days from the date the ACC issued the rejection letter. The MSRPOA Board may, in its sole discretion, make any requests for additional information/documentation it deems appropriate from either the ACC, nearby lot owners or the appealing lot owner to carefully review and decide the appeal. The MSRPOA Board must render an appeal decision in writing no later than forty-five (45) days from the date the Board accumulates all required information to reach its final decision.

Section 3.13 ACC Pre-construction Meeting with Builders/Lot Owners

After ACC approval is granted and prior to new home construction commencing, the builder and lot owner are required to meet with the ACC at the construction site to review all MSRPOA, DCCR and ASDG construction requirements.

NEW CONSTRUCTION APPLICATION REVIEW PROCESS



4 THE CONSTRUCTION PROCESS

Section 4.1 Construction Time Limitation

Dwellings and structures must be completed within one (1) year after construction has commenced. For the purposes herein, commencement shall be the date the construction of the dwelling on the Lot has physically commenced bond site preparation. In the event of a strike, fire, national emergency or natural disaster this time limit may be extended only by written ACC exception. If an extension is requested, the lot owner must submit a written request, including a new completion date. Failure to complete the construction within the new deadline may result in DCCR enforcement actions, specific assessments and/or bond forfeiture. The remedies are cumulative and not exclusive.

If construction does not commence within one (1) year following ACC issuance of the Final Approval Letter (Section 3.9), approval is deemed revoked. If prior to the expiration date, a lot owner requests and receives an ACC extension approval in writing, the lot owner must begin and complete construction within the new time period.

If a lot owner cancels the construction or improvement before commencing, the New Construction Bond and Landscape Deposit are refunded at the lot owner's written request. If the New Construction Bond and Landscape Deposit are refunded, the lot owner must repeat the ACC application process before the lot owner undertakes any construction or improvements.

If a lot owner abandons or terminates the construction or improvement before completion, the ACC may require the lot owner to restore the lot to the same condition as it was before any work commenced. If the lot owner fails to make the required restoration, as permitted by the DCCR Section 9.9, the ACC will make all restorations to ensure the lot is not unsightly or appearing derelict or abandoned at the lot owner's sole expense.

The builder or owner must notify the ACC in writing of completion or move in, whichever is sooner .

Section 4.2 Builder Sign

A builder sign must be installed at the beginning phase of lot clearing and grading. The sign must remain properly installed and maintained throughout construction.

The sign must include: Mountain Springs Ranch logo in the required color, builder company name and phone number. At the builder's discretion, the sign may also contain an address, email, and logo. Builder information, logo and text, must be in black print (no color). Builder signs must be placed no closer than ten feet (10') from the front lot line and twenty-five feet (25') from each lot sideline. The sign cannot be higher than seventy-two inches (72") (measuring from the ground to the top of the sign) and no wider than forty-eight inches (48"). The sign can be no larger than 4' x 4'.

Additionally, a sign with the numerical street address (numbers six inches [6"] high) is required and must be visible from the road.

Subcontractor signs are prohibited. DCCR Section 9.3(a)(i) prohibits additional lot signage or displays and these may be removed at any time without notice and without the ACC or MSRPOA through its delegate or committee member(s) being guilty of trespass.

Section 4.3 Portable Toilet and Trash Dumpster

During construction or improvement, a portable toilet and trash dumpster is required at each lot. The toilet must be placed no closer than fifteen feet (15') from the front lot line and no closer than twenty-five feet (25') from the lot sideline. At a minimum, toilets must be maintained weekly but always be in functioning and sanitary condition. In the event construction or improvement of a lot is terminated or abandoned, the toilet and dumpster shall be removed by the builder or lot owner within 10 business days and returned before construction can resume.

A trash dumpster must be provided by the builder or lot owner at all construction projects prior to commencement of framing. The trash dumpster must be, at a minimum, 30 cubic yards and of the 'roll on roll off' type. Discarded construction materials, refuse and debris must be removed daily from the site or contained within the trash dumpster. The trash dumpster must be emptied when full. In the event the trash dumpster is not emptied, the ACC reserves the right to have the trash dumpster emptied at the lot owner's expense.

If the construction or improvement of a lot is terminated or abandoned, the POA and or Property Management Company, in its sole discretion, after written statutory notice, has the right to remove the toilet and construction dumpster at the lot owner's expense.

Section 4.4 Construction Driveway and Road Damage Prevention

A construction driveway must be installed prior to the start of any lot work. The driveway must be made of bull rock (3" – 5" size) no less than 12' wide and 30' in length to minimize any damage to the road or the road edge. If construction damages, deposits dirt or other debris on the road, the builder and lot owner are responsible for restoring the road to its original condition at the lot owner's sole expense. If the builder or lot owner fails to do so, the ACC shall cause the issue to be cured and the cost thereof shall be charged against the bond and if the bond is insufficient to cover the expense, the cost shall be charged to the lot owner as a specific assessment.

Entry for construction work or otherwise shall not be permitted from any adjacent lot unless the adjacent lot owner has provided written approval to the ACC.

Section 4.5 Erosion Control

Prior to commencement of construction activities that will possibly disturb earth of one (1) or more acres of land area, the Texas Commission on Environmental Quality (TCEQ) requires lot owners, to apply for a TCEQ permit to discharge storm water and develop a SWP3 specific to the construction site. All TCEQ requirements and information are available on the TCEQ website. Lot owners are encouraged to gain an understanding of their legal obligations before commencing construction.

If construction activities will disturb earth of less than one (1) acre, the builder and lot owner shall take all necessary control measures (i.e., rock berms and silt fences) to prevent runoff from

leaving the lot. Where appropriate, the lot owner may be required to submit an erosion control plan to the ACC for approval.

Section 4.6 Site Maintenance

Lots shall be maintained as required in Sections 4.3 and 4.4 above. It shall be the duty of all builders and lot owners to prevent trash from their activities from being deposited or blown onto other lots or property of others, and any trash for any reason placed, moved, dumped or blown by wind onto neighboring lots, greenbelts, open areas or streets shall be promptly retrieved and placed in the collection facility herein required. Only usable construction materials may be stored on a construction site. Storage or placement of materials within a right-of-way or easement is prohibited. Fires are prohibited except during lot clearing and in compliance with Comal County regulations (see ASDG 9.3). No petroleum-based products or other potentially hazardous or toxic substances (i.e. paint, gasoline, diesel fuel) may be disposed of on any lot or any drainage ditch, stream, or lake. If the builder or lot owner fails to comply with the requirements herein, the ACC shall cause the issue to be cured and the cost thereof shall be charged against the bond and if the bond is insufficient to cover the expense, the cost shall be charged to the lot owner as a specific assessment.

Section 4.7 ACC Right to Enter and Inspect Property

The MSRPOA and the ACC, including its agents and representatives, has the right of entry and inspection on any portion of a lot to verify compliance with all MSRPOA, DCCR and ASDG rules, regulations, restrictions and policies in accordance with DCCR Section 11.6 without being guilty of trespass.

The ACC may conduct inspections before, during and after construction, after reasonable notice has been given and is to be conducted within reasonable hours. If violations are discovered, the ACC will notify the lot owner or builder in writing of the requirements to cure the violation within the stated time period contained in the notice of violation.

Section 4.8 Conduct of Workers

Animals, firearms, loud noises (including music), harassing behavior, inappropriate attire, trespassing on adjacent lots, consuming or possessing alcohol and illegal drugs are strictly prohibited on or around construction sites. Workers are prohibited use of MSRPOA amenities. Violations will result in either a New Construction Bond fine or in the contractor being barred from the construction lot. Builders will be immediately notified when violations occur. If violations continue or reoccur, then the lot owner will be notified in writing of the violation and given a stated time period to cure the infraction. If the violation is not cured within the allotted time period, the lot owner will be fined for the violation, subject to the limitations of the Texas Property Code.

Section 4.9 Construction Revisions and Changes

Once construction has commenced, a change to any approved ACC plan design, including revised plan documents, must be submitted, in writing, for ACC approval. Revisions in construction are not permitted to begin until ACC approval in writing is granted. Failure to obtain written ACC approval for revisions will result in a fine as determined by the ACC to be appropriate in its sole discretion, being withheld from the New Construction Bond. Any fine assessed against a lot owner shall be subject to limitations of the Texas Property Code.

Section 4.10 Structural Alterations/Remodeling/Improvements/Repainting

In accordance with DCCR Article 9, all exterior changes to an existing structure, including but not limited to paint colors, requires prior written ACC approval. Once ACC approval is obtained, construction shall conform to ASDG Article 4.

Section 4.11 Permissible Working Hours

Without prior ACC approval, all construction work is to be performed within the designated dates/times in order to maintain a pleasant community by limiting noise and disturbances caused by construction activity.

- Monday through Friday: 7:00 AM to 7:00 PM
- Saturdays: 8:00 AM to 5:00 PM
- Sundays: No work or workers allowed on site
- Slab Foundation Pour: On weekdays from Sunrise to Sunset
- Holidays No work or workers allowed on site
- Holidays: January 1, Memorial Day, July 4, Labor Day, Thanksgiving Day and Christmas Day

MSR ACC will provide signage posting work hours as noted above. The MSR ACC work hour sign must remain posted and visible until construction is completed.

Section 4.12 Construction Barriers

Whenever a building slab is constructed twenty feet or less from a neighboring property line, the builder must erect a temporary construction barrier to prevent the intrusion of workers and trash on the neighboring lot.

Section 4.13 Slab Surveys

Whenever a building slab is built two feet or less from a setback line, the builder must submit a form survey prepared by a certified surveyor to the ACC prior to pouring the concrete slab. The builder or lot owner is to notify the ACC 5 days prior to the slab pour for site verification. Should the builder or owner proceed with pouring a slab without receiving approval of the slab location from the ACC, the builder or owner will be proceeding at their own risk subject in the event the slab encroaches into any setback lines, utility easements or adjacent lots.

Section 4.14 Line Markers

Line markers are to be installed on the side property lines and at the street using t-posts and ¼” yellow cord rope to clearly mark the property boundaries.

5 APPLICATION SUBMISSION REQUIREMENTS

Section 5.1 New Construction

5.1.1 Completed New Construction Application Form

5.1.2 Site Plan

Must be a minimum scale 1"=20' and include the following:

- North arrow and scale;
- Property lines with dimensions and bearings;
- Setback and Easement lines;
- Adjacent street names;
- Proposed location of home;
- Outline of exterior walls, patios, decks and driveways;
- Distances from four (4) corners of foundation to adjacent property lines;
- Proposed driveway including specified construction material;
- Proposed retaining walls;
- Proposed accessory structures (i.e., out-building, trellis, etc.);
- Topological lines in 2' increments;
- Septic system location and approved Comal County septic system permit;
- Refuse/Recycling container(s) storage location and screening; and
- Underground propane tank location;
- Finished foundation height above ground for living and garage slabs.

5.1.3 Architectural Plans

Must be a minimum scale $\frac{1}{4}" = 1'-0"$ and include the following:

- Interior rooms dimensioned and labeled;
- All window and door openings noted;
- Roof overhang denoted by a dashed line;
- Structure's total area in square feet;
- Structure's heated/air-conditioned area in square feet. (Refer to individual Unit DCCR Supplemental Declarations for required size relevant to area minimum);
- Exterior "dark sky" compliant lighting fixtures.
- Front, rear and two side elevations;
- Elevations labeled corresponding to the site plan;
- Exterior finish, including paint color and physical samples;
- Roof material, style name/number and specific color;
- All decks and terraces; and
- Structure's highest elevation measurement from finished floor to the top of chimney or highest point on the roof.
- Finish material on slab shown per Section 6.8.

Section 5.2 Landscape

5.2.1 Completed Landscape Application Form

5.2.2 Landscape Plans

Must be a minimum scale of 1"=20' and include the following:

- North arrow and scale;
- Property lines with dimensions and bearings;
- Structure locations (i.e., decks, trellises, fences, gazebos, etc.), pavement and utilities;
- Lawn area location and shrub bed lines;
- Location of plant materials, including list with quantities, names, and specifications (container size);
- Plants to screen expanses of large stone or stucco walls;
- Trash and recycling container location and screening;
- Exterior 'dark sky' compliant light fixture locations and specifications; and
- Total square foot area of lawn.

See **Appendix D** for list of invasive plant species not allowed.

See **ASDG Section 10** for additional landscape and lighting requirements.

6 ARCHITECTURAL GUIDELINES

Section 6.1 General Standards

Homes must be designed in compliance with all DCCR and ASDG restrictions and standards. All structures must be wholly located within setbacks unless a variance has been approved by the ACC.

Section 6.2 Modular Construction

No modular or manufactured home shall be placed, erected, constructed or permitted within MSR. "Modular home and manufactured home" is any prefabricated or pre-built dwelling consisting of one or more transportable sections or components, including but not limited to a manufactured building, manufactured home, modular building, modular home, modular construction, and prefabricated construction as defined by the Texas State Building Code. Prefabricated structures (i.e., sheds and gazebos) must be approved in accordance with DCCR Article 9 and ASDG Section 3.

Section 6.3 Dwelling Size Minimum Standards

Refer to the individual Unit DCCR Supplemental Declarations for minimum standards. Appendix B provides a summary of MSR Unit building requirements.

Section 6.4 Garage Entrance

Garage entrances, whether on detached or attached garages, are not permitted to face the front street.

Section 6.5 Setback & Building Height Requirements

Appendix A provides MSR lot construction setbacks and maximum building height requirements. All setbacks are measured between the lot's property lines and the building foundation slab. If two roads border the lot, the setbacks are measured fifty feet (50') from both roads.

Section 6.6 Exterior Colors

All exterior structure colors should be either natural or light earth tones and complement the surrounding landscape. The ACC may, in its sole discretion, approve other colors provided the colors complement other neighborhood structures. All changes to exterior paint and colors is subject to review and approval by the ACC before the changes are made.

Section 6.7 Masonry Requirement

Front and side exterior walls must be constructed with masonry materials. Individual Unit DCCR Supplemental Declarations specify the exact percentage of non-masonry materials allowed on exterior rear walls (see Appendix B). Masonry materials are natural stone and rock, and/or stucco. Manufactured stone will be treated as non-masonry material. Brick may be used **only** for accents (i.e., window trims, sills, columns, etc.).

Section 6.8 Foundation Slab

All building foundation slabs greater than two feet (2') in height must be plastered and painted using the building's exterior wall stucco color or covered in a stone veneer or facade matching the exterior wall stone.

Section 6.9 Roofs and roofing

Roof pitches over living areas must be no less than 4:12 pitch. Roof pitches over porches, patios and garages must be no less than 2:12 pitch.

Roofing material must be 30 year asphalt (minimum), coated metal, or tile. No flat roofs, TPO, or PVC roofing is allowed.

Section 6.10 Utility Lines

Overhead utility lines, including lines for cable television, are not permitted except for temporary lines as required during construction. Electrical meters shall be set back at least eighty feet (80') from the front property line (and the side property line if a corner lot) or installed on the residential dwelling. Residences served by Pedernales Electrical Coop ("PEC") shall have electric meters installed inside the existing pedestal located within the utility service easement or, if the electric service requires (i.e., service in excess of two hundred fifty (250) amps), on an electric rack located in accordance with the foregoing setback requirements and approved by PEC. All additional labor and/or wire charges required to comply with this provision shall be paid by the property owner. In addition, the electric meter location shall be shown on all site plans submitted for review and approval of the ACC.

7 ACCESSORY STRUCTURES AND OTHER IMPROVEMENTS

Section 7.1 Other Improvement Application Form

All Accessory Structures or Other Improvements outlined in this ASDG Section 7, provided it is not submitted as part of a New Construction Application Form or Landscape Application Form, require the lot owner to submit an Other Improvement Application Form and obtain ACC approval prior to commencing construction.

Section 7.2 Accessory Structures

An accessory structure is defined as any structure that is separate from the main house. The main house and a detached garage structure, provided there is no integrated garage, are considered one (1) structure. All accessory structures must be submitted for ACC approval prior to construction. Accessory structures must be architecturally compatible with the home, including but not limited to, color. Accessory structures must be built within the setback lines and a maximum of thirty-five feet (35') high, not rising above the roofline of the main house.

No accessory structure will be approved without prior or concurrent approval of the main house. No accessory structure construction is permitted before construction of the main house and must always be located behind the main house.

Accessory structures shall include, but are not limited to, detached garages, guest houses, storage sheds, workshops, barns, playhouses, patio kitchens, pool houses, pavilions, green houses, tree houses, pergolas, or gazebos. A structure is considered an accessory structure if it does not have common walls with the main house or duplicates any part of the main residence.

Lots less than or equal to Two (2) acres: one (1) accessory structure is permitted on the lot. Refer to the individual unit DCCR Supplemental Declarations for specific construction requirements.

Lots greater than Two (2) acres: two (2) accessory structures are permitted on the lot. Refer to the individual unit DCCR Supplemental Declarations for specific construction requirements.

Construction on adjacent lots is subject to the Texas Property Code Sec. 209.015.

Section 7.3 Refuse and Recycling Container Screening

All refuse and recycling containers shall be located or screened so as to be concealed from view of neighboring streets and property. Screening may be provided by plants, masonry materials matching either the residence or rock native to the area and be no higher than seventy-two inches (72"). All container storage locations are required to be specified on a site plan and the landscaping plan application.

Section 7.4 Decks

Provided the deck is not part of a New Construction Application Form or Landscape Application Form, the lot owner must submit an Other Improvement Application Form and obtain ACC approval prior to commencing construction.

Section 7.5 Arbors and Trellises

Arbors and trellises are permitted provided the location, elevations and finishes are submitted for ACC approval prior to commencing construction.

Section 7.6 Fences/ Exclusion Fences and Garden/Patio/Accent/Retaining Walls

Fences, gates and/or walls must be ACC approved prior to construction and on or within the property lot line. Lot owners must submit a Fence Construction Application Form for ACC approval prior to commencing construction.

Fence and Gate construction guidelines:

- Permitted in front of the house;
- Construction materials may include pipe fencing, wrought/tubular iron, or a wrought/tubular iron and stone/rock combination matching the house. In The Hills, The Ridge, and The Vistas, fences that face a road on any side must be constructed from wrought/tubular iron or a wrought/tubular iron and stone/rock combination matching the house;
- Minimum height of forty-eight inches (48") to a maximum height of seventy-two inches (72");
- Gates must be constructed of either wrought/tubular iron or pipe materials which match the attached fence; and
- Aluminum ranch gates are prohibited.

Pipe fencing shall consist of either two and three-eighths inch (2 ³/₈") Schedule 40 round pipes or two inch (2") square profile steel tubing with ten foot post spacing. A single top rail of the

same size pipe as the posts should be placed on top of the posts. Tightlock or Solidlock Mesh tensile steel galvanized wire (or equivalent) must be between the posts using squares or rectangles not greater than six inches (6"). All piping must be black with wire left in the natural galvanized color.

At a minimum, fencing Wrought/Tubular iron must be 2"x2" uprights (posts), 1" x 1" rails spaced 10 foot between posts and ½" x ½" slats spaced 4" to 5" apart, painted black. With ACC approval, decorative accents (finials, etc.) are permitted. Fencing applications must include exact fence specifications and materials including a diagram showing the design and installation.

Garden fencing is permitted provided it is not higher than seventy-two inches (72") and located behind the house and not on or near the lot perimeter. Garden fencing materials can be the same as fencing materials or smaller wire/mesh. With prior ACC approval, alternate interior garden fencing materials may be permitted.

Subject to ACC approval, dog runs and sports/tennis courts are permitted. Tennis or sports court fencing must use green-coated chain link fence material. All fences of this type must be submitted to ACC for approval prior to construction.

When screening building slabs and air conditioning/heating units, walls must use masonry materials matching either the residence or rock native to the area.

Barbed wire, chicken wire, chain link fencing or gates are prohibited.

Section 7.7 Feral Hog Exclusion Fences

Temporary feral hog exclusion fences are permitted to protect lots from animal damage. Fences are to be powered-on between sunset and sunrise. Feral hog fences are considered temporary and the MSRPOA Board, in its sole discretion, can require lot owners to remove feral hog fences at any time with or without notice at the lot owner's sole expense. Lot owners assume all liability for feral hog fences. With ACC approval, additional lighting may be permitted. Noise deterrents are prohibited.

Feral hog fencing material includes:

- 2 wire electrically charged, no higher than three feet (3') above ground level;
- Polybraid with a wire filament; and
- Plastic, fiberglass, insulated wood or metal poles.
- Ribbon wire is prohibited.

Section 7.8 Garden/Patio/Accent and Retaining Walls

Walls prohibiting or limiting views are never permitted on or near lot lines.

Walls not part of a structure must be ACC approved prior to construction. Retaining walls must use rock or masonry materials matching the residence. Wing walls attached to a house shall be no higher than seventy-two inches (72"). All other walls shall be no higher than thirty-six inches (36") unless otherwise approved by the ACC.

Section 7.9 In-Ground Pools / Outdoor Hot Tubs

An In-Ground Pool Application (including outdoor hot tubs) Form must be ACC approved prior to construction. Pools or Hot Tubs may not be installed in the front or side yard and additional screening may be required depending on location. Pools are to be installed within building setbacks. Variances are not granted for pools encroaching into building setbacks.

Above ground swimming pools and swimming pool bubble covers are prohibited.

Section 7.10 Clothesline

Outdoor clotheslines are prohibited.

Section 7.11 Tennis/Sports Courts and Basketball Goals

Private tennis/sports courts are permitted on lots greater than or equal to 3 acres provided they adhere to setback requirements and are ACC approved. All court lighting requires ACC approval and must be installed so no light escapes from the sides or top. Lights must be turned off no later than 10:00 pm.

Portable basketball goals are permitted; however, they must be stored out of sight when not in use. Permanent basketball goals must be ACC approved prior to construction.

Section 7.12 Flag Mounts and Flagpoles

A lot owner may display flags permitted by the Texas Property Code and subject to all federal, state and county laws. A lot may have one flagpole or one residence-mounted flag mount, but not both. Displaying flags in a Common Area, or on any other lands owned or maintained by MSRPOA is strictly prohibited.

With ACC approval, a flag mount attached to a dwelling or a freestanding flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to and harmonious with the house.

One (1) flagpole is permitted provided it is:

- Free-standing and installed vertically;
- No higher than twenty feet (20') measured from grade level;
- In compliance with existing zoning ordinances and setback requirements and not erected within an easement;
- Located within ten feet (10') of the side-most building lines of the home, and within ten feet (10') of the front most building line of the home;
- Not mounted so the external halyards (hoisting ropes) create loud noises.

Lights installed to illuminate a flag require ACC approval. The light installation must be reasonable in size and location and used solely for the purpose of illuminating the flag. No lighting can be directed toward a displayed flag unless approved (e.g., security flood or spot lights).

A lot owner is responsible for ensuring that the flag display, flagpole, flag mount(s), and lighting remains in good condition.

Section 7.13 Wind Turbines/Windmills

Wind-turbines, windmills or other wind generation systems require written ACC approval prior to commencing construction.

Section 7.14 Solar Energy Devices

"Solar energy device" is defined as a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. Solar devices not adhering to this definition are strictly prohibited.

Lot owners are prohibited from installing solar energy devices that:

- Threaten the public health or safety;
- Violate any federal, state, or county law;
- Are located on MSRPOA lots;
- Are located in a common area owned by MSRPOA;
- Are located in an area on the owner's lot other than on the roof of the home (or a structure on the owner's lot allowed under MSRPOA's Governing Documents) or in a fenced yard or patio;
- Are installed in a manner that voids material warranties; or
- Substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or 'annoyance to reasonable persons as determined by the ACC.
- If the device is roof mounted, it must:
 - Not extend higher than or beyond the roofline;
 - Be located on the back of the home (i.e., roof side opposite the street). Note: An ACC variance may be granted in accordance with state law if an alternate location is substantially more efficient. If the alternate location increases the estimated annual energy production >10% above the device energy production, the MSRPOA may authorize an alternate location. It is the lot owner's responsibility to provide professional industry evidence of all energy production calculations;
- Conform to the slope of the roof, including all top edges parallel to the roofline; with all frames, support brackets, or visible piping/wiring in a color other than silver, bronze, or black tone.

If the device is located in a fenced yard or patio, it may not be taller than the fence line.

Solar shingles must be designed to:

- Be wind and hail resistant;
- Provide heating/cooling efficiencies greater than those provided by customary composite shingles; or
- Provide solar generation capabilities; and when installed:
- Resemble shingles used or otherwise authorized;

- Be more durable than, equal to or of superior quality to shingles used or otherwise authorized; and
- Match the aesthetics of the lot owner's property.

Section 7.15 Generators

For the purposes herein, "standby electric generator" shall mean a device that converts mechanical energy to electrical energy and is:

- Powered by natural gas, liquefied petroleum, gas, diesel fuel, biodiesel fuel or hydrogen;
- Fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;
- connected to the main electrical panel or a residence by a manual or automatic transfer switch; and
- Rated for a generating capacity of not less than seven kilowatts.

All standby electrical generators shall:

- Be installed in compliance with the manufacturer's specifications; and applicable governmental health, safety, electrical and building codes;
- Have all electrical, plumbing and fuel line connections be installed only by licensed contractors and in accordance with governmental health, safety, electrical, plumbing and building codes;
- If powered by liquefied petroleum gas fuel, have gas fuel line connections be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical and building codes;
- Be maintained in a good condition at all times and any deteriorated or unsafe component be repaired, replaced or removed;
- Be fully screened if the standby electrical generator is visible from the street faced by the residence; located in an unfenced side or rear yard and is visible either from an adjoining residence or from adjoining property owned by the MSRPOA; located in a side or rear yard fenced by a wrought iron or other fence which allows the standby electrical generator to be visible to the adjoining residence or from adjoining property owned by MSRPOA;
- Be tested as recommended by the manufacturer only between 7:00 a.m. and 7:00 p.m. Monday through Friday, except on national holidays
- Not be used to generate all or substantially all of the electrical power to a residence, except when utility-generated electrical power to the residence is not available or is intermittent due to causes other than nonpayment for utility service to the residence;
- Be located in a location approved by the ACC unless the required location increases the cost of installing the standby electric generator by more than ten percent (10%) or it increases the cost of installing and connecting the electrical and fuel lines by more than twenty percent (20%);
- Not be located on property owned or maintained by MSRPOA or owned in common with MSRPOA members, if any.

Section 7.16 Rain Water Collection Systems

With ACC approval, lot owners may install rain barrels or rainwater harvesting systems. An Other Improvement Application Form must be submitted along with plans that show the proposed location, color(s), material(s), screening, dimensions and visibility from the street, surrounding lots or common areas, including the distance (in feet and inches) the improvement(s) are from the side, front, and back property line.

Lot owners are prohibited from installing rain barrels or rainwater harvesting systems in a Common Area, on any other lands owned or maintained by MSRPOA or on property between the front of the lot owner's home and an adjoining or adjacent street.

Lot owners are prohibited from installing rain barrels or rainwater harvesting systems that are of a color inconsistent with the homes color scheme or display language or content that is not displayed on a manufactured barrel or system.

If any part of the system is installed in a side yard, or is visible from the street, surrounding lots or Common Areas, the ACC may impose restrictions on the size, type, materials, and screening of the system.

Section 7.17 Stock Ponds, Water Troughs, Wildlife Water Tank

Stock ponds and water troughs are prohibited in any Unit except, with prior ACC approval, The Hills.

One (1) galvanized exterior water tank that is less than or equal to fifty (50) gallons is permitted provided it is located behind the house with a fifty foot (50') rear setback and a fifty foot (50') side lot line setback.

Section 7.18 Water Wells, Pump Houses

With ACC approval, a water well or pump house is permitted.

Water wells must be located no closer than one hundred fifty feet (150') from a rear lot aerobic spray head and not within fifty feet (50') of any property line.

The lot owner is required to obtain all applicable County or State permits and for plugging water well(s), removing slabs and piping if abandoned, unserviceable, or unused in strict adherence to State and County regulations. These obligations are transferable with a lot's title.

Water well pump houses must completely cover the slab and surround the pump equipment and piping. Construction materials of the pump house must be similar to the house.

Section 7.19 Water Tanks

With ACC approval, lot owners may install a water tank. An Other Improvement Application Form must be submitted along with plans that show the proposed location, color(s), material(s), screening, dimensions and visibility from the street, surrounding lots or Common Areas, including the distance (in feet and inches) the improvement(s) are from the side, front, and back property line.

Lot owners are prohibited from installing water tanks:

- On MSRPOA lots;
- On lots between the front of the home and/or an adjoining or adjacent street;
- That are of a color inconsistent with the home color scheme; or
- That display language or content that is not displayed on a water tank.

If any part of the system is installed in a side yard, or is visible from the street, surrounding lots or common areas, the ACC may impose restrictions on the size, type, materials, and screening of the system.

Section 7.20 Septic Systems

Septic systems are prohibited within twenty feet (20') of the side and rear lot lines nor within fifty feet (50') of the front lot line. The septic system location must be specified on the site plan and include a copy of the "Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate" issued by Comal County.

Section 7.21 Propane Storage Tanks

As specified in MSRPOA Board Resolution dated August 18, 2009, "Propane tanks shall be buried below grade. In addition, the location of all propane tanks, if any, shall be shown on all site plans submitted for review and approval of the ACC."

Above ground propane storage tanks installed prior to August 18, 2009 must not be visible from roads and screened using vegetation or privacy fencing. In the event an above ground propane tanks is replaced at any time it must be replaced with a buried tank.

Section 7.22 Time frame for completion of Other Improvements

Improvements described in Section 7 (Other Improvements) above must be completed within 1 calendar year starting on the date of ACC approval.

8 DRIVEWAYS

Section 8.1 Driveways

Driveway surface material may consist of concrete, exposed aggregate, brick pavers, asphalt, two (2) course chip and seal, or a combination. Driveways must be surfaced and connected to the adjoining roads no later than construction completion. Gaps between the driveway and the road are not permitted and should be filled with asphalt or concrete.

9 LAND CLEARING

Section 9.1 Land Clearing Application

Land or lot clearing not included in a New Construction Application Form requires a Land Clearing Application Form, including deposit. The deposit is refundable only after lot clearing is completed. Lot clearing includes, but is not limited to, removal of all brush piles and debris on any portion of a lot. If debris/brush piles are not removed from the cleared lot within sixty (60)

days a fine will be imposed and deducted from the deposit (see Appendix C), subject to the limitations of the Texas Property Code.

A land clearing application does not authorize any land grading or excavation during the land clearing work. Land grading and excavation are only permitted in conjunction with an approved new construction application

Section 9.2 Debris and Brush Removal

All piles of brush, debris and fallen trees must be removed, mulched or burned within sixty days (60) of being accumulated in accordance with Comal County regulations.

Section 9.3 Outside Burning

Any burning of brush or debris shall be in strict compliance with the outside burning regulations of Comal County, Texas or any other relevant government body. Before burning burners should visit the Comal County fire marshal webpage for information about burning regulations and to determine if a burn ban is on or off. Additionally, the following rules will apply in Mountain Springs Ranch:

- No burning is permitted unless weather conditions are conducive to commencing and completing an open burning of brush or debris;
- Burning should be done only in a location that is safe for the open burn without risk of damage to any surrounding area or improvements;
- Smoke from the burn must not move in a direction to cause a nuisance to any third party;
- The burn must be supervised by an adult at all times until the fire is completely extinguished, smoldering embers will be treated as a burning fire;
- After the burn is complete, precautions must be taken to cover the ashes to prevent them from being rekindled while unsupervised;
- No burning under power lines, trees or structures;
- A hose, water supply and/or shovels shall be on site to control the fire in a concentrated area;
- Adequate manpower should remain on site to control the fire in the case of an emergency;
- The fire must be extinguished if the party monitoring the fire leaves the fire site;
- Burning is limited to natural vegetation materials from the lot only and no materials may be imported for burning;
- Burning construction debris or materials is explicitly prohibited
- Any infractions shall result in fines being assessed by the ACC, at its discretion.

10 LANDSCAPING and LIGHTING

Section 10.1 New Landscape Installation or Alterations

A Landscape Application Form is required for:

- All new construction (including a Landscape Deposit);
- When altering an existing landscaping greater than twenty-five percent (25%); or

- Significantly changing an existing area.
- Adding or changing landscape lighting

ACC written approval must be obtained prior to commencing new landscaping or alterations listed above.

On or before sixty (60) days following home occupancy or if owned by a builder for purposes of resale, from completion, landscape plans must be submitted for ACC approval. Homes must be landscaped in an area extending at least forty feet (40') in front of the house and forty feet (40') between the house and all roads adjacent to the house. Ten feet (10') of landscaping shall also be installed on the sides and rear of the home.

The Landscape Application Form and plan must include all landscaping, plant materials, irrigation, walls, walks, in-ground pools (including hot tubs), fences, lighting or other features to be installed or constructed on the lot. The ACC, in its sole discretion, has final approval of the landscape plans.

Installation of all approved landscaping must be completed within ninety days (90) of home occupancy. Exceptions are permitted due to seasonal planting restrictions with prior written ACC approval.

Section 10.2 Landscaping Requirements

Landscaping should endeavor to retain the natural beauty of the Texas Hill Country, conserve water and co-exist with native wildlife.

Landscaping:

- Permits up to forty percent (40%) of the lot, excluding driveways and sidewalks, to be covered by rock material (e.g. river rock, large decorative natural rock, etc.);
- Permits the adoption of a xeriscape plan that encourages the use of drought tolerant plants;
- Requires a well-designed balance of trees, plants, grass areas, and landscape materials;
- Requires plants to screen all large expanses of stone, stucco or slab areas;
- Requires all grass planted to be sod (not seed), and either Buffalo, Blue Grama, Zoysia or Bermuda or a low water product approved by the ACC; and
- Prohibits artificially colored rock or crushed man-made materials.
- See Appendix D for invasive plant species list (not allowed)

Section 10.3 Lighting

All exterior lighting fixtures, including evidence of 'dark sky' compliance, must be specified on the New Construction Application Form, Landscape Application Form or Other Improvement Application Form and requires ACC approval prior to installation. All exterior lighting must be approved by the ACC prior to installation to ensure compliance with 'dark sky' lighting compliance. Lighting approval is contingent on a final inspection after installation at night. The web site www.darksky.org is the organizations site for information concerning dark sky lighting fixtures and light color.

All exterior light fixtures must prevent light from escaping through the top and sides. Down lighting is required to reduce glare and to protect neighboring lots from bright light sources. At a minimum, exterior lighting fixtures must be 'dark sky' compliant.

See ASDG Appendix E for lighting guidance.

Colored lights are prohibited. Spotlight, floodlight and pole light fixtures will be considered on a case by case basis.

All path and landscape lighting must be low voltage lamps with a maximum height of twenty four inches (24").

Exterior lighting, when permitted by ASDG Section 11.6, must never be directed toward adjacent or adjoining lots and turned off after 10:00 pm.

11 MISCELLANEOUS

Section 11.1 Parking/Storage of Recreational Vehicles and Camping

Recreational Vehicles (RV) and Equipment (defined below) may not be parked or in public view on a lot prior to house construction completion. Once construction is complete, a RV may be parked in view for **not** longer than five (5) consecutive days on an infrequent basis. Long term (greater than 5 days) RV or Equipment parking requires an ACC approved fully enclosed garage structure on the lot.

DCCR Article 10.4(b) defines "recreational vehicles," as "including, without limitation, motor homes, mobile homes, boats, jet skis or other watercraft, trailers, other towed vehicles, motorcycles, "all terrain" vehicles, mini-bikes, scooters, go-carts, golf carts, campers, buses, commercial trucks and commercial vans."

If a lot owner violates the parking restriction they are subject to enforcement actions as allowed by the DCCR, ASDG, MSRPOA regulations and the Texas Property Code.

Camping is prohibited on lots that are undeveloped. Recreational or temporary camping may be permitted on lots with a completed house for a period less than or equal to 7 days. Camping equipment must be erected behind the house.

Section 11.2 Signage

All temporary signs constructed or placed upon a lot must strictly adhere to the Section 11.2 requirements. The MSR Sign Committee has the right to remove any sign that is not compliant with ASDG Section 11.2 with or without prior notice to the lot owner.

If temporary signs are in need of repair, the MSR Sign Committee shall notify the lot owner, in writing, of the required repair and the lot owner shall have five (5) business days to comply. In the event of noncompliance, the MSR Sign Committee shall have the right, but not the obligation,

to enter the lot without being guilty of trespass to have repairs made at the lot owner's sole expense or remove signs that are weathered and/or improperly installed.

Lots may have one (1) professionally constructed "For Sale" or "For Lease" sign. Signs must be removed from the lot within fourteen (14) days following occupancy or sale.

Marketing signs are permitted and must:

- Be constructed of either PCV board or ¼" corrugated plastic, 18" high x 24" wide and contained within a metal frame installed in the ground with metal supports (black 1 inch iron H frame for 18 x 24 sign). Riders are prohibited;
- Use the Mountain Springs Ranch logo, font and colors;
- Contain only the following language, as applicable: "Available", "For Sale", "For Lease", "By Owner", Contact Name, Phone Number including Area Code, Realtor or Broker Name, and/or Broker/Realtor Logo (in MSR blue);
- Be maintained in good condition;
- Handwritten information, marking over or partially covering incorrect information is never permitted.

MSRPOA maintains a template for all sign artwork. Lot owners may use an approved MSR signage vendor or a vendor of their choosing. Contact msrpoa@msrpoa.com ATTN: Sign Committee in advance of making any signs to request a copy of the template, the color/font requirements and a list of approved vendors.

Real estate agents are responsible for strict adherence to ASDG Section 11.2. Compliant signs must be installed within fourteen (14) days. Temporary "Open House" signs are permitted only on the day of the scheduled open house and must be removed when the open house is completed.

Political signs are permitted in strict accordance with Texas Law.

Signs reflecting school spirit themes are permitted provided there is not more than one (1) sign per resident child under 18.

Signage must contain positive language and/or graphics. The MSR Sign Committee reserves the right, in its sole discretion, to remove signs that it determines may be offensive or inappropriate.

The MSRPOA Board may permit signage of MSRPOA events, celebrations or other recognitions of Religious or National Holidays at its sole discretion. Signs can be no larger than 24" x 24" and must be removed at the conclusion of the event, celebration or holiday.

Except as provided in DCCR Section 9.4(b) (l), all other signs are expressly prohibited.

Section 11.3 Property Leases or Rentals

Lot owners are responsible for a tenant's violations of any DCCR and/or ASDG regulation. Violations by a tenant may result in fines that may include the loss of use of community facilities by both the lot owner and tenant. Every lease/rental of MSR property **must** contain the following provision in the executed tenancy agreement:

"It is a condition of this lease/rental agreement that the owner make the lessee/renter aware of all covenants, property use restrictions and conduct required of residents by the "Declaration of Covenants, Conditions and Restrictions", Rules and Regulations, and the "Architectural and Site Design Guidelines" of the Mountain Springs Ranch and its Property Owners Association and that all lessees/renters, by executing the same, agree to follow these covenants, use restrictions and conduct requirements while occupying the property subject to this lease. Failure to do so will subject the lot owner to all the fines and penalties described in these documents including the possible loss of use of community facilities."

Lot owners are responsible for providing tenants with the listed documents, including all other pertinent information prior to the lease commencement.

Section 11.4 Refuse and Recycling Containers in Public View

Refuse and recycling containers are permitted to be in public view from sunset the day before scheduled pickup to sunset on the day of scheduled pick up.

Section 11.5 Religious Displays

The Texas Property Code permits a lot owner the right to display certain religious items in their private entry area or doorframe but grants the ACC a right to impose certain limitations. Notwithstanding these limitations, a lot owner may display on their private entry door or doorframe one or more religious items motivated by sincere religious belief.

No religious item(s) displayed in an entry area may:

- Threaten the public health or safety;
- Violate the law;
- Contain language, graphics, or any display that is patently offensive;
- Be located anywhere other than the main entry door or door frame of the dwelling;
- Extend past the outer edge of the door frame of the door; or
- Be (individually or in combination) greater than twenty-five (25) square inches.

Per Texas Property Code Section 202.018, as amended, if a religious item(s) is displayed in violation of ASDG Section 11.5, the ACC may remove the offending item without prior notice and without being guilty of trespass. This remedy is in addition to other remedies that may be permitted under Texas law.

Section 11.6 Exterior Holiday Decorations

The MSRPOA Board has the sole discretion to determine what items qualify as seasonal holiday decorations and may impose time limits or other restrictions on the display of these decorations. Section 11.6 is not intended to apply to otherwise-permitted temporary seasonal holiday decorations (i.e., Holiday lighting or Holiday wreaths).

Temporary exterior holiday decorations must be removed at the end of a recognized celebration period outlined below. Decoration lighting must never be directed toward adjacent or adjoining lots and must be turned off after 10:00 pm.

Temporary exterior decoration celebration periods are:

- Easter: beginning on Ash Wednesday and ending one (1) week after Easter
- Halloween: beginning October 1 and ending November 7
- Christmas: beginning Thanksgiving day and ending January 7
- Other public, federal or Texas state holidays: beginning one (1) week before the holiday date and ending 1 week after the holiday date

12 APPENDIX A: SUMMARY of BUILDING SETBACK AND HEIGHT RESTRICTIONS APPLICABLE TO ALL MSR LOTS*

Maximum BUILDING HEIGHT		Minimum SET BACKS for lot lines		
Home	Accessory Structures	Front	Rear	Side* (left & right)
35 feet	Not to exceed the height of the main house and maximum of 35 feet	50 Feet	50 Feet	10 feet each side

If a lot is located on a corner and bordered by two roads, the side yard construction setback on the side adjacent to the second road shall be fifty feet (50').

Driveways may be constructed along lot lines not conforming to a setback.

*This Appendix provides a brief summary of setbacks and restrictions but is not a complete description of the regulations. Please see the individual unit DCCR Supplemental Declarations for required size relevant to minimum setbacks and maximum building heights. In the event of a conflict with this summary, the terms of the individual unit DCCR Supplemental Declarations will govern.

13 APPENDIX B: SUMMARY of BUILDING REQUIREMENTS*

The following summary requirements apply to all MSR units unless otherwise specified.

MINIMUM SQUARE FOOTAGE for Dwelling (heated) excluding porches and garages:

Units 1, 2 and 3:

2300 minimum square feet

For 1½ or 2 story houses: 1400 square feet must be on the ground floor

The Estates, The Hills, The Ridge, The Vistas:

2700 minimum square feet

For 1½ or 2 story houses: 1800 square feet must be on the ground floor

EXTERIOR CONSTRUCTION MATERIAL:

All improvements to the property including: dwellings, dwelling additions/alterations and accessory structures must be constructed with the following materials:

- New construction material;
- On a concrete slab or pier and beam foundation, constructed with concrete and rebar;
- Masonry meaning natural stone and/or stucco in the Unit percentages listed below (brick may be used only as an accent material not primary);
- “Hardiplank” permitted for non-masonry areas **only on sides and back of home. Hardiplank is not permitted on home front;**
- Aluminum, asbestos, plywood, concrete block, vinyl or metal siding are prohibited;
- Roofing materials must match the house roofing materials.
- Brick may not be used as the primary exterior material for any residence of other structure. Brick may be used as an accent material only, subject to the approval of the ACC.

Units 1, 2, and 3:

Masonry required for 75% of exterior (excludes windows, eaves, doors)

The Estates, The Hills, The Ridge, The Vistas:

Masonry required for 100% of exterior (excludes windows, eaves, doors)

BUILDING HEIGHT:

Must not exceed thirty-five feet (35’) measured from foundation to top of chimney or highest point of the roof

FOUNDATIONS:

All improvements must be built on a concrete slab or pier and beam foundation.

ROOFS:

Roof pitches over living areas must be no less than 4:12 pitch. Roof pitches over porches, patios and garages must be no less than 2:12.

Roofing material must be 30 year asphalt shingle (minimum), coated metal, or tile. No flat roofs, TPO, or PVC roofing is allowed.

COLORS:

Any structure exterior color must be natural or light earth tones and complement the surrounding landscape.

GARAGES:

- Used for the primary purpose of parking vehicles and not for additional storage. Permanent resident vehicles should be parked in garages rather than on driveways or on the street.
- Doors should face away from all roads. Corner lot garages should not directly face either road or be in an offset position to one of the roads.
- Hold a minimum of two (2) and a maximum of four (4) cars. No carports are allowed. Porticos may be permitted with ACC approval.
- Must have finished interiors (sheet rocked, taped/floated and painted).

CHIMNEYS:

Must be stucco or stone.

PROPANE STORAGE TANKS:

Must be buried after August 18, 2009. Any replacement propane storage tanks must be buried. In the event an above ground propane tank is replaced at any time it must be replaced with a buried tank.

DRIVEWAY SURFACE:

Concrete, Asphalt, Exposed Aggregate, Brick Pavers, two (2) course chip and seal, or a combination. Driveways must be surfaced upon house construction completion.

*This Appendix provides a brief summary of MSR Building Requirements but is not a complete description of the regulations. Please see the individual unit DCCR Supplemental Declarations for all requirements specific to the individual units. In the event of a conflict with this summary, the terms of the individual unit DCCR Supplemental Declarations will govern.

14 Appendix C: ACC BONDS, DEPOSITS, FEES AND FINES*
 (Supersedes Any Prior ACC Fine Policy)

Topic	Bond, Fine, Deposit or Fee
New Construction Application Fee: Non-refundable, cash deposit paid with the submission of a new construction application form.	\$250.00
New Construction Expedited Review Fee: Optional fee for an expedited approval (5 day turn around) of New Construction Applications	\$250.00
Other Improvements (Pool, Fence, etc.) Expedited Review Fee: Optional fee for an expedited approval of other improvements such as pool, fence, etc.	\$100.00 – 2 Week Turnaround \$250.00 - Four (4) Day Turnaround
New Construction Bond: Refundable, cash deposit paid with a New Construction Application Form. See ASDG Section 3.7 for rules, requirements and limitations on refunds.	\$5,000.00
Landscape Deposit: Refundable deposit paid with a Landscape Application Form. See ASDG Section 3.7 for rules, requirements and limitations on refunds.	\$3,000.00
Land Clearing Deposit: Refundable deposit paid with a Land Clearing Application Form. See ASDG Section 3.7 for rules, requirements and limitations on refunds.	\$1,000.00
Other Improvements / Pool / Fence / Bond	\$500.00
ASDG, DCCR and/or MSRPOA Violations: Fines that are imposed for violating specific rules and regulations. See specific ASDG or DCCR sections for non-compliance. MSRPOA shall have the authority to impose fines for violations at a reduced rate when justified by the specific situation. Violations fines will be in addition to any compensation for damages caused as a result of a violation.	\$100.00 (Initial violation) \$50.00 per day (Continuing non-compliance) \$150 (Second Violation and each violation thereafter) \$100.00 per day (Continuing non-compliance)
All New Construction work, inside and / or outside the home, is to be performed within the designated dates / times as set out in the "Permissible Working Hours". Anyone (owner's subcontractors builders) found working after hours, on Sundays and/or stated Holidays will be fined as set out herein. Fines will be deducted directly from the New Construction Bond immediately. Should the new Construction bond balance fall below \$3500 because of fines assessed, there will be a Cease Work Order issued until the deposit is restored to \$5000.	First violation: \$250 Second violation: \$500 Third violation: \$1,000.00
Variance: Application fee of \$150 plus, upon approval, costs incurred by MSRPOA for the preparation and recording of the variance with Comal County	Varies, \$150 plus costs incurred for preparation and recording with Comal County

“Clean Site” Violations: Deductions that will be withheld from a New Construction Bond.	\$100.00 (Initial violation) \$50.00 per day (Continuing non-compliance)
Land Clearing Violations: Deductions that will be withheld from a Land Clearing deposit. See ASDG Sections 3.7 and 9 for non-compliance.	\$250.00 (Initial violation) \$500.00 per week (Continuing non-compliance)
Landscape Violations: Deductions that will be withheld from a Landscape deposit. See ASDG Sections 3.7 and 10 for non-compliance.	\$250.00 (Initial violation) \$500.00 per week (Continuing non-compliance)

***The ACC reserves the right, in its sole discretion, to adjust the above fines in extraordinary circumstances that warrant an increase or decrease of the fine. The ACC reserves the right to eliminate, add or modify Bonds, Deposits, Fees or Fines with or without notice to lot owners. The new amount established by the ACC shall apply as of the effective date of the change.**

APPENDIX D INVASIVE PLANTS LIST (not allowed)*

Chinaberry
Chinese Parasol Tree
Chinese Pistache
Chinese Tallow
Common Privet
Common Water Hyacinth
Elephant Ear
Eurasian Watermilfoil
Giant Cane
Holly Fern
Hydrilla
Japanese Honeysuckle
Johnson Grass
Kudzu
Mimosa, Silk Tree
Nandina
Paper Mulberry
Photinia
Poison Ivy
Pyracantha
Running Bamboo
Russian Olive
Tamarisk, Salt Cedar
Tree of Heaven
Vitex
Waxleaf Ligustrum
White Mulberry
Wisteria

*<https://www.austintexas.gov/sites/default/files/files/Watershed/plants/invasiveplants.pdf>

APPENDIX E RECOMMENDED EXTERIOR LIGHTING*

Better Lights for Better Nights

Help eliminate light pollution. Select the best fixture for your application using this guide. Use the lowest wattage bulb appropriate for the task and turn off the light when it's not being used.



www.TexasIDA.org

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* www.TexasIDA.org is incorrect. The correct website is <http://idatexas.org>. This is the Texas chapter of the Dark Sky organization. The parent web site is www.darksky.org.