

CANYON CROSSING SECTION ONE PROPERTY OWNERS' ASSOCIATION, INC.

ARCHITECTURAL REGULATIONS November 2014

WHEREAS, the property affected by these Architectural Control Guidelines and Regulations is subject to certain dedications, covenants and restrictions (the "Declaration") set out in instruments recorded in the Official Public Records of Real Property at Montgomery County, Texas.

WHEREAS, pursuant to the authority vested in Canyon Crossing Section One Property Owners' Association, Inc. (the "Association") in the Declaration and as required by the Texas Property Code, the Board of Directors of the Association (the "Board") has determined that, in order to provide clear and definitive guidance for maintaining the aesthetics and architectural harmony of the community, it is appropriate to adopt guidelines toward that end. Therefore, the Board hereby promulgates the following Architectural Control Guidelines and Regulations.

NOW, THEREFORE, BE IT RESOLVED that the following conditions and requirements are hereby established for Association Architectural Control Guidelines and Regulations:

GUIDELINES AND REGULATIONS

The following are guidelines adopted by the Architectural Control Committee (the "ACC") to specify their standards, requirements and thought process used in evaluating various exterior improvements. These guidelines may be amended from time-to-time as circumstances, conditions or opinions of the ACC dictate. The ACC 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 development. The intent of allowing such variance is to maintain overall integrity within areas of higher visual impact.

It should be noted that the ACC approval is required prior to the installation or construction of the improvement or change. If an improvement is made without ACC approval, the Board of Directors has the legal right to enforce its removal.

The following guidelines shall be applicable to all properties under the jurisdiction of the Canyon Crossing Section One Property Owners' Association, Inc. (the "Association").

These guidelines shall also encumber any future property which may be brought within the jurisdiction of the Association.

These guidelines supersede and take the place of any previous architectural control guidelines for the Association.

1. Introduction

- 1.1. This document is written, maintained, and updated by the Architectural Control Committee ("ACC"), a sub committee of the Board of Directors for Canyon Crossing Section One Property Owners' Association, Inc.

- 1.2. The following architectural guidelines have been compiled to guide architects, designers, builders, and home owners with respect to single family residences in Canyon Crossing - Section One.
- 1.3. The guidelines provide home owners with standards of care expected to be given to each new construction project. If at any time the Architectural Control Committee deems a property to not be in compliance, they have the right to take action as described in the Deed Restrictions. Inaction by the Architectural Control Committee shall not be misconstrued at acceptance or declaration of compliance.
- 1.4. This document is a living document that can and will change over time as the Architectural Control Committee sees fit.

2. Designer and Contractor Requirements

- 2.1. All property/lot clearing plans, homes designs, and landscaping plans must be signed and sealed by a Registered Architect carrying a license in the State of Texas.
- 2.2. All structural improvements must have a foundation plan and framing plan signed and sealed by a Registered Structural Engineer carrying a license in the State of Texas.
- 2.3. Once the property/lot clearing plans, home designs, and landscaping plans have been approved by the ACC/BOD, and work has begun on the lot it must be completed within 12 calendar months, unless a waiver has been approved by the ACC/BOD.
 - 2.3.1. Requests for a waiver to the construction completion timeline addressed in paragraph 2.3 must be accompanied by a letter stating the reason for the delay, a new timeline, and payment of the Timeline Extension fee.
 - 2.3.2. Waivers must be approved prior to the expiration of the originally proposed timeline.
 - 2.3.3. Penalties for exceeding the originally approved construction timeline can include; foreclosure and responsibility for the costs of restoring the lot to the original condition prior to construction.
- 2.4. All construction vehicles, including but not limited to, trucks and contractor/worker personal vehicles (Cars, trucks, etc.), shall be parked specifically on said lot. At no time shall construction vehicles, trucks, trailers or equipment of any kind be left parked along the street overnight.
- 2.5. All construction vehicles are to use said lot to turn-around in order to reduce the wear and tear of the neighborhood's roads.
- 2.6. It is the responsibility of the lot owner to repair any and all damage caused to the roads from construction vehicles, trucks or trailers and to return the roads to the original condition.

3. Building Lines and Setbacks

4. Architecture

4.1. General

- 4.1.1. Refer to Deed Restrictions for square footage and land usage requirements to supplement this document.
- 4.1.2. No residence shall exceed two stories of livable space.
- 4.1.3. All foundations must be built to a minimum height of either:
 - 4.1.3.1. eighteen (18) inches above natural grade, or
 - 4.1.3.2. The crown elevation of the street, whichever is greater.
- 4.1.4. Once finish grading is complete, foundations should have no less than eight (8) inches and no more than twelve (12) inches of concrete exposed.
- 4.1.5. Impermeable surfaces including, but not limited to, building footprint, patio, concrete, pool deck, pool will not exceed forty (40) percent of the total lot area.
- 4.1.6. Orientation
 - 4.1.6.1. Residence on an interior lot must have its front door facing the street.
 - 4.1.6.2. Residence on a corner lot may have the front door and garage door face separate streets or the same street.
 - 4.1.6.3. Residences are not required to be oriented exactly perpendicular to the front property line, but extreme angle deviations at the discretion of the Architectural Control Committee are not permitted.
- 4.1.7. Window air conditioners, antennas, clotheslines, trampolines and play equipment shall not be visible from the street. Basketball goals visible from the street must be approved by the ACC and kept in good condition.

4.2. Garage

- 4.2.1. Each residence must include a minimum of two enclosed garage parking spaces. Garages must be designed to blend with the exterior design of the residence. If a garage is located at the front of the home and has side facing doors, then windows on the wall of the garage facing the front property line are required.
- 4.2.2. Garages that have more than two parking spaces may not have all garage doors in the same plane. At least one door must be set back a minimum of (2) two feet from the others. If more than two parking spaces exist in the same plane, they must be constructed as separate single-car garage doors.
- 4.2.3. Residences with garage doors that face the front property line must have the garage doors set back a minimum of twenty (20) feet from the front face of the house.
 - 4.2.3.1. Garages that face the side property line are exempt.
 - 4.2.3.2. Corner lot residences where the garage faces the side street are exempt.

4.3. Materials

- 4.3.1. Front doors are required to be minimum three (3) feet wide and eight (8) feet tall. No storm or screen doors are allowed on the front door.
- 4.3.2. Windows are required to be minimum insulated glass with Low-E coating.
- 4.3.3. Exterior wall materials must be stone, brick, or stucco.
 - 4.3.3.1. Mortar joints in brick and/or stone must all be tooled. Smear or slump techniques are not permitted.
- 4.3.4. Chimney must be stone, brick, or stucco.
- 4.3.5. Roof may be materials including but not limited to composition shingle, slate, tile, metal
 - 4.3.5.1. Wood shingles or shakes are not permitted.
 - 4.3.5.2. All roof trim and flashing color must be complimentary to the roof color.
- 4.3.6. The location and design of all skylights and solar panels are subject to approval. Solar panels must either match the slope of the roof or be behind a parapet.
- 4.3.7. All roof penetrations must be located on side or rear roof slopes.
- 4.3.8. All exposed metal roof accessories (such as stack vents, roof flashing, attic ventilator, metal chimney caps, skylight curbs, etc.) must be either painted or pre-painted to compliment the color of the roof.
- 4.3.9. All material colors must be approved by the ACC.
 - 4.3.9.1. Colors and color combinations must be appropriate for the dominant architectural style of each residence. Not all colors are appropriate with all styles.

4.4. Exterior Lighting

- 4.4.1. All exterior light fixtures must be installed in a way that the light bulbs are not visible from the street or adjoining property. Care must be given to shroud or conceal all light sources.
- 4.4.2. No light from one property shall bleed onto another property.
- 4.4.3. Gas lanterns, either pole mounted or mounted on a structure, are exempt.

4.5. Driveway

- 4.5.1. All driveways must be either concrete, paver, or stone.
 - 4.5.1.1. Exposed concrete aggregate texture is not permitted.

- 4.5.2. Twelve (12) foot minimum driveway width
- 4.5.3. Twenty (20) foot maximum driveway width within the street right of way
- 4.5.4. Four (4) foot minimum radius at street tie-in
- 4.5.5. All driveway culverts must have an eighteen (18) inch diameter reinforced concrete pipe (RCP) installed at the appropriate grade so as to maintain proper neighborhood drainage.
- 4.5.6. All driveway culverts must have six (6) inch concrete curbs that extend two (2) feet beyond the ditch.
- 4.5.7. Driveway culverts must be constructed of solid concrete and clad in stone, brick, or stucco to compliment the residence.
- 4.5.8. No more than two (2) driveway tie-ins per residence
 - 4.5.8.1. Exception - Corner lots residents may have three (3), but if three (3) are to be used, at least one (1) must be on the side street.

4.6. Fence and Landscape Wall

- 4.6.1. All fence and landscape walls must be behind the front build line.
 - 4.6.1.1. Wrought iron fencing specifically designed to enhance the architectural style and improved security around the home is exempt. The specific plan for wrought iron fencing must be approved by the ACC/BOD.
- 4.6.2. No fence or landscape wall may be erected closer to the front property line than the front face of the residence without ACC/BOD approval.
 - 4.6.2.1. Exception -- Landscape walls that are tied to the house for the purpose of creating a courtyard are permitted as long as they conform to 4.6.1.
- 4.6.3. All fences and/or landscape walls extending from the residence towards the side property line must be installed to allow surface runoff to flow freely towards the front and rear property lines.
 - 4.6.3.1. Fence or landscape walls may not divert surface drainage onto an adjacent property.
- 4.6.4. **Chain link fence is prohibited except on the back property line of exterior lots. No chain link can be visible from the street. All chain link fences must be approved by the ACC.**
- 4.6.5. Corner lot residence may build their side street fence at the side street property line with ACC/BOD approval.
- 4.6.6. **Waterfront lots may only have wrought iron fencing in the rear and it must be approved by the ACC.**

4.7. Landscape

4.7.1. Lot Clearing and Tree Removal.

4.7.1.1. No lot shall be clear cut. Prior to any clearing or cleaning of underbrush and dead trees, the ACC/BOD must have a clearing and re-landscaping plan submitted with the appropriate submittal fees.

4.7.1.2. No tree(s) over four (4) inches in diameter at breast height (DBH) or seven inches in diameter as measured at the trees base will be removed or cut down without the approval of the ACC/BOD. The lot clearing plan / landscape plan will specifically identify on the plan any existing tree on the lot. *(Note: This requirement is specifically in place to preserve and maintain the beauty of Canyon Crossing. Clear cutting trees alter the natural flow and absorption of water. The removal of trees can create unwanted ponding and flooding. The unwanted ponding increases the habitat for Mosquitoes, snakes and vermin.)*

4.7.1.3. Overall landscape design must be in harmony with the neighborhood.

4.7.2. Landscape must be maintained at all times. There must be at least 300 square feet of landscaped beds in the front of the home.

4.7.3. Front lawns must be St. Augustine sod, installed at construction completion.

4.7.3.1. Front beds (if present) must be landscaped within two months of construction completion.

4.7.4. Irrigation system is required for front lawns.

4.7.5. Erosion silt fencing is required for all construction sites at front property lines and adjacent to all construction vehicle entrances.

4.7.6. No landscaping, structures, or bollards, other than sod is permitted in the street right of way.

4.7.6.1. Exception - each house must have one (1) mailbox constructed of complimentary materials to the residence.

4.8. Drainage

4.8.1. Lots are required to have positive drainage away from any structure and/or pool deck.

4.8.2. Lots are required to contain and control all surface run-off within the limits of the property lines until it is discharged into either the drainage ditch at the street right of way or the drainage ditch behind the rear property line.

4.8.2.1. Exception - all waterfront properties are required to direct all surface run-off to the street right of way.

- 4.8.3. French drains are permitted as long as they are maintained and not allowed to become overgrown.
 - 4.8.4. Rainwater collection is allowed as long as the collection container cannot be seen from the street.
 - 4.8.5. Standing water is not allowed. All intentional water features must have circulating pumps and/or fountains to minimize stagnation and insect growth.
- 4.9. Display of Flags:
- 4.9.1. Permitted Flags:
 - 4.9.1.1. The flag of the United States;
 - 4.9.1.2. The flag of the State of Texas; and
 - 4.9.1.3. The official flag of any branch of the United States armed forces.
 - 4.9.2. These Guidelines do not apply to any flags other than the Permitted Flags listed in 4.9.1. above including, but not limited to:
 - 4.9.2.1. Flags for schools, sports teams, businesses or foreign countries; or
 - 4.9.2.2. Flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - 4.9.2.3. Historical versions of flags permitted in section 1 above.
 - 4.9.3. Permitted Flags may be displayed subject to these guidelines. Advance written approval of the ACC is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
 - 4.9.4. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
 - 4.9.5. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
 - 4.9.6. Permitted Flags shall be no larger than three (3) feet by five (5) feet in size.
 - 4.9.7. Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two (2) Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen (14) feet tall.
 - 4.9.8. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.

- 4.9.9.** A flagpole attached to a structure may be up to six (6) feet long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
- 4.9.10.** Free-standing flagpoles may be up to twenty (20) feet tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.
- 4.9.11.** Free-standing flagpoles may not be installed in any location described below:
- 4.9.11.1.** in any location other than the Owner's property; or
 - 4.9.11.2.** within a ground utility easement or encroaching into an aerial easement; or
 - 4.9.11.3.** beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
 - 4.9.11.4.** beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
 - 4.9.11.5.** closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
- 4.9.12.** Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
- 4.9.12.1.** be ground mounted in the vicinity of the flag; and
 - 4.9.12.2.** utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - 4.9.12.3.** point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
 - 4.9.12.4.** provide illumination not to exceed the equivalent of a 60 watt incandescent bulb.
- 4.9.13.** Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.

- 4.9.14. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
- 4.9.15. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

4.10. Rainwater Recovery Systems

- 4.10.1. Rainwater Recovery Systems may be installed with advance written approval of the ACC subject to these guidelines.
- 4.10.2. All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.
- 4.10.3. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - 4.10.3.1. placement behind a solid fence, a structure or vegetation; or
 - 4.10.3.2. by burying the tanks or barrels; or
 - 4.10.3.3. by placing equipment in an outbuilding otherwise approved by the ACC.
- 4.10.4. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - 4.10.4.1. the barrel must not exceed 55 gallons; and
 - 4.10.4.2. the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
 - 4.10.4.3. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - 4.10.4.4. any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
- 4.10.5. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
- 4.10.6. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, ACC approved ponds may be used for water storage.

- 4.10.7. Harvested water must be used and not allowed to become stagnant or a threat to health.
- 4.10.8. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

4.11. Display of Religious Items

- 4.11.1. A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such items may include any thing related to any faith that is motivated by the resident's sincere religious belief or tradition.
- 4.11.2. Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.
- 4.11.3. The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame.
- 4.11.4. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:
 - 4.11.4.1. threaten public health or safety; or
 - 4.11.4.2. violate any law; or
 - 4.11.4.3. contain language, graphics or any display that is patently offensive to a passerby.
- 4.11.5. Approval from the ACC is not required for displaying religious items in compliance with these guidelines.
- 4.11.6. As provided by Section 202.018 of the Texas Property Code, the Association may remove any items displayed in violation of these guidelines.

4.12. Roofing Materials

- 4.12.1. Deleted
- 4.12.2. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
- 4.12.3. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
- 4.12.4. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.

4.12.5. Ridge vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.

4.12.6. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.

4.12.7. Subject to section 4.12.8. Below and with advance written approval from the ACC, an owner may install shingles (“Alternative Shingles”) which are designed primarily to:

4.12.7.1. be wind and hail resistant; or

4.12.7.2. provide heating or cooling efficiencies greater than traditional composition shingles; or

4.12.7.3. provide solar energy capture capabilities.

4.12.8. Once installed, any such Alternative Shingles must:

4.12.8.1. resemble the shingles used or authorized to be used on other structures within the Association; and

4.12.8.2. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and

4.12.8.3. match the aesthetics of properties surrounding the owner’s property.

4.13. Solar Energy Devices:

4.13.1. These guidelines apply to solar energy devices (“Devices”) as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means 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. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

4.13.2. Such Devices may only be installed with advance written approval of the ACC subject to these guidelines.

4.13.3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.

4.13.4. Such Devices may only be installed in the following locations:

4.13.4.1. on the roof of the main residential dwelling; or

4.13.4.2. on the roof of any other approved structure; or

4.13.4.3. within a fenced yard or patio.

- 4.13.5.** For Devices mounted on a roof, the Device must:
- 4.13.5.1.** have no portion of the Device higher than the roof section to which it is attached; and
 - 4.13.5.2.** have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - 4.13.5.3.** conform to the slope of the roof; and
 - 4.13.5.4.** be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - 4.13.5.5.** have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
 - 4.13.5.6.** be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory [www.nrel.gov] or equivalent entity).
- 4.13.6.** For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
- 4.13.7.** All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
- 4.13.8.** Installed Devices may not:
- 4.13.8.1.** threaten public health or safety; or
 - 4.13.8.2.** violate any law; or
 - 4.13.8.3.** substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.
- 4.13.9.** All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.

5. Plan Submittal and Review

5.1. Improvements that require plan submittal:

- 5.1.1.** new structure construction, including but not limited to house, garage, out building, pool, and miscellaneous impermeable surfaces;
 - 5.1.2.** remodel or renovation that changes the exterior appearance of existing structures;
 - 5.1.3.** work that takes place in the street right of way;
 - 5.1.4.** site work that requires concrete footing, grade beam, piers or non-permeable surfaces;
 - 5.1.5.** exterior paint that deviates from previously approved submittal.
- 5.2.** Improvements that do not require plan submittal:
 - 5.2.1.** general maintenance and upkeep of structures and landscape;
 - 5.2.2.** work that has been previously approved by the Architectural Control Committee.
- 5.3.** Plan Submittal Process
 - 5.3.1.** Plans, submittal fee, and general description of work sent to the ACC. The submission must clearly depict all proposed improvements and shall consist of one set of complete construction
 - 5.3.2.** Within 10 business days of receipt, ACC will declare either 'approved' or 'denied'.
 - 5.3.2.1.** If approved, a letter of compliance will be issued and work may commence.
 - 5.3.2.2.** If denied, a letter will be issued with comments on any deficiencies.
 - 5.3.2.3.** Home Owner may then address the comments, and resubmit .
 - 5.3.3.** Plans required for new construction must be to scale.
 - 5.3.3.1.** site plan
 - 5.3.3.2.** landscape plan
 - 5.3.3.3.** clearing plan (may be combined with landscape plan)
 - 5.3.3.4.** floor plan (s)
 - 5.3.3.5.** roof plan
 - 5.3.3.6.** exterior elevations
 - 5.3.3.7.** exterior lighting plan
 - 5.3.3.8.** exterior materials and paint color samples
 - 5.3.4.** Plans required for remodel and renovation work must be to scale.

5.3.4.1. site plan

5.3.4.2. any additional plans to accurately depict the work to be performed

5.4. Plan Submittal Fee

5.4.1. Fee shall be based on the type of plan review required. Fees are nonrefundable and are nonnegotiable.

5.4.2. New construction, new residence submittals - \$500

5.4.3. New construction, other submittals (*this category is for any additional construction added to the property not previously approved under the original construction submittal*) - \$250

5.4.4. Remodel and renovation submittals - \$250

5.4.5. Timeline Requirement Extension - \$500

6. Variance

6.1. Variances to the design standards and development criteria may be granted at the sole discretion of the ACC or Board of Directors when it can be demonstrated that strict compliance would create an undue hardship by depriving the owner of the reasonable utilization of the site, or where unusual circumstances or characteristics which affect the site make strict compliance infeasible.

6.2. No variance shall be granted unless the general purposes and intent of the Deed Restrictions and design Guidelines are maintained. Any variance granted shall only be applicable to the specific site and conditions for which the variance was granted and shall not modify or change any Design Guidelines as they apply to other sites or conditions.

These guidelines are effective upon recordation in the Public Records of Montgomery County, Texas, and supersede any guidelines which may have previously been in effect. Except as affected by the TEXAS PROPERTY CODE and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

This is to certify that the foregoing Architectural Control Guidelines and Regulations was adopted by the Board of Directors by unanimous consent, effective as of 18 November , 2014, until such date as it may be modified, rescinded or revoked by agreement by a majority of the Property Owners and the unanimous consent of the Board of Directors.

The Board of Directors hereby approves and authorizes the above Policy.

Signed this 18th day of November, 2014.

CANYON CROSSING SECTION ONE

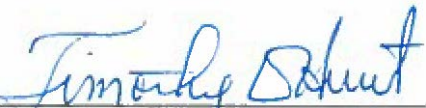
PROPERTY OWNERS' ASSOCIATION, INC.

By: 

Stephen T. Saflin
President, Board of Directors
Canyon Crossing POA



Jeremiah Sablatura
Vice President and Secretary
Canyon Crossing POA



Timothy Hurst
Treasurer
Canyon Crossing POA