

**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENT**  
*for*  
**LAKES OF SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

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The undersigned, being the Managing Agent for *Lakes of Savannah South Community Association, Inc.* (Association), a property owners' association as defined in Section 202.001 of the *Texas Property Code*, hereby files this *Supplemental Notice of Dedicatory Instrument for Lakes of Savannah South Community Association, Inc.* (Notice). The Notice supplements the *Instrument to Record Dedicatory Instruments* (Instrument) filed of record in the *Official Public Records of Real Property of Brazoria County, Texas* under Brazoria County Clerk's File No. 02 024841, which Instrument was filed of record for the purpose of complying with Section 202.006 of the *Texas Property Code*.

1. Property: The Property to which the Notice applies is described as follows:

Savannah Trace, Section One (1), a subdivision located in Brazoria County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 01051407 of the Plat or Map Records of Brazoria County, Texas.

Savannah Trace, Section Two (2), a subdivision located in Brazoria County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 02 038084 of the Plat or Map Records of Brazoria County, Texas.

Savannah Ridge, Section One (1), a subdivision located in Brazoria County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 01 051421 of the Plat or Map Records of Brazoria County, Texas.

Savannah Ridge, Section Two (2), a subdivision located in Brazoria County, Texas, according to the map or plat recorded under County Clerk's File No. 02 038082 of the Plat or Map Records of Brazoria County, Texas.

Savannah Ridge, Section Three (3), a subdivision located in Brazoria County, Texas, according to the map or plat recorded under County Clerk's File No. 03 014787 of the Plat or Map Records of Brazoria County, Texas.

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

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Savannah Meadows, Section One (1), a subdivision located in Brazoria County, Texas, according to the map or plat recorded under County Clerk's File No. 01 051436 of the Plat or Map Records of Brazoria County, Texas.

Savannah Meadows, Section Two (2), a subdivision located in Brazoria County, Texas, according to the map or plat recorded under County Clerk's File No. 02 001089 of the Plat or Map Records of Brazoria County, Texas.

Savannah Meadows, Section Three (3), a subdivision located in Brazoria County, Texas, according to the map or plat recorded under County Clerk's File No. 02 067402 of the Plat or Map Records of Brazoria County, Texas.

Savannah Meadows, Section Four (4), a subdivision located in Brazoria County, Texas, according to the map or plat recorded under County Clerk's File No. 04 005308 of the Plat or Map Records of Brazoria County, Texas.

Savannah Commercial Reserve No. 2, a subdivision located in Brazoria County, Texas, according to the map or plat recorded under County Clerk's File No. 01 051403 of the Plat or Map Records of Brazoria County, Texas.

Savannah Landing, Section One (1), a subdivision located in Brazoria County, Texas, according to the map or plat recorded under County Clerk's File No. 03 004055 of the Plat or Map Records of Brazoria County, Texas.

Savannah Landing, Section Two (2), a subdivision located in Brazoria County, Texas, according to the map or plat recorded under County Clerk's File No. 03 050317 of the Plat or Map Records of Brazoria County, Texas.

Savannah Church Site, being a 12.54 acre tract of land situated in Brazoria County, Texas, situated in the J.S. Talmage Survey and being more particularly described by metes and bounds in the attached Exhibit A, which exhibit is fully incorporated by reference herein.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
  - a. Documents:
    - (1) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions for Savannah Trace Section One A Subdivision in Brazoria County, Texas.

- (2) Savannah South Community Association, Inc. Correction Declaration of Covenants, Conditions and Restrictions for Savannah Trace Section One A Subdivision in Brazoria County, Texas.
- (3) Savannah South Community Association, Inc. First Amended Declaration of Covenants, Conditions and Restrictions for Savannah Trace, Section One, A Subdivision in Brazoria County, Texas.
- (4) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Trace Section Two.
- (5) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Ridge Section One.
- (6) Savannah South Community Association, Inc. Correction Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Ridge Section One.
- (7) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Ridge Section Two.
- (8) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Ridge Section Two.
- (9) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Ridge Section Three.
- (10) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Meadows Section One.
- (11) Savannah South Community Association, Inc. Correction Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Meadows Section One.
- (12) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Meadows Section Two.
- (13) Savannah South Community Association, Inc. Correction Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Meadows Section Three.
- (14) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Meadows Section Four.
- (15) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Commercial Reserve No. 2.
- (16) Savannah South Community Association, Inc. Correction Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Commercial Reserve No. 2.
- (17) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Landing Section One.

- (18) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of Savannah Landing Section Two.
- (19) Savannah South Community Association, Inc. Declaration of Covenants, Conditions and Restrictions Annexation of 12.54 Acres, Brazoria County, Texas

b. Recording Information:

- (1) Brazoria County Clerk's File No. 01 057355.
- (2) Brazoria County Clerk's File No. 02 030661.
- (3) Brazoria County Clerk's File No. 2004026391.
- (4) Brazoria County Clerk's File No. 03 037645.
- (5) Brazoria County Clerk's File No. 01 057357.
- (6) Brazoria County Clerk's File No. 02 001428.
- (7) Brazoria County Clerk's File No. 02 052541.
- (8) Brazoria County Clerk's File No. 02 060852.
- (9) Brazoria County Clerk's File No. 04 002522.
- (10) Brazoria County Clerk's File No. 01 057356.
- (11) Brazoria County Clerk's File No. 02 001427.
- (12) Brazoria County Clerk's File No. 02 030656.
- (13) Brazoria County Clerk's File No. 03 037646.
- (14) Brazoria County Clerk's File No. 2004034617.
- (15) Brazoria County Clerk's File No. 01 058723.
- (16) Brazoria County Clerk's File No. 02 001426.
- (17) Brazoria County Clerk's File No. 03 011445.
- (18) Brazoria County Clerk's File No. 2004034618.
- (19) Brazoria County Clerk's File No. 2004026390.

3. Other Dedicatory Instrument: In addition to the Restrictive Covenants identified in Paragraph 2, above, the following documents are Dedicatory Instrument governing the Association which were previously recorded in the Official Public Records of Real Property of Harris County, Texas:

a. Documents.

- (1) Articles of Incorporation of Savannah South Community Association, Inc. and By-Laws of Savannah South Community Association, Inc.

b. Recording Information.

- (1) Brazoria County Clerk's File No. 02 024841.

4. Dedicatory Instrument: In addition to the Restrictive Covenants identified in Paragraphs Two (2) and Three (3) above, the following documents are Dedicatory Instrument governing the Association:

a. Articles of Amendment.

- b. Savannah South Community Association, Inc. Appointment of Architectural Review Committee.

- c. Residential Architectural Guidelines for Savannah South Community Association.
- d. Savannah Residential Architectural Control Guidelines Addendum.
- e. Savannah South Community Association, Inc. Resolution of Board of Directors Regarding Builder Brick.
- f. Savannah South Community Association, Inc. Resolution of Board of Directors Regarding Collection Timeline.
- g. Lakes of Savannah South Community Association, Inc. Resolution of Board of Directors.

True and correct copies of such dedicatory instrument are attached to this Notice.

This Supplemental Notice is being recorded in the *Official Public Records of Real Property of Brazoria County, Texas* for the purpose of complying with Section 202.006 of the *Texas Property Code*. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the dedicatory instrument attached to this Supplemental Notice are true and correct copies of the originals.

Executed on this 6 day of ~~August~~ <sup>September</sup>, 2006.

LAKES OF SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.

By: Association Management, Inc.,  
Managing Agent

*Glenda Regenbaum*  
Glenda Regenbaum

THE STATE OF TEXAS

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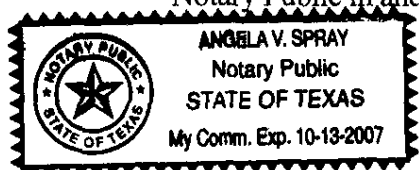
COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared Glenda Regenbaum of Association Management, Inc., Managing Agent for Lakes of Savannah South Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 6 day of ~~August~~ <sup>September</sup>, 2006, to certify which witness my hand and official seal.

*Angela V. Spray*  
Notary Public in and for the State of Texas

Return to:  
Butler & Hailey, P.C.  
1616 S. Voss, Suite 500  
Houston, Texas 77057



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ARTICLES OF AMENDMENT

**Corporations Section**

Pursuant to the provisions of Article 1396-4.03 of the Texas Non-Profit Corporation Act, the undersigned corporation adopts the following articles of amendment:

1. The name of the corporation is Savannah South Community Association, Inc. Its filing number is 800037657.
2. The following amendment to the Articles of Incorporation was adopted on November 1, 2005. Article I of the Articles of Incorporation is amended to read as follows:  
  
"The name of the corporation is Lakes of Savannah South Community Association, Inc. (the "Corporation")."
3. The amendment was adopted at a meeting of members held on November 1, 2005, at which a quorum was present, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.

Savannah South Community  
Association, Inc.

By: 

Name: Trey Weaver

Title: President

**SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.  
APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEE**

WHEREAS, under date of December 18, 2001, SAVANNAH DEVELOPMENT, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Savannah Trace Section One, according to the plat thereof recorded under Clerk's File No. 01051407 and in Volume 22, Pages 177 through 180 of the Plat or Map Records of Brazoria County, Texas., executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No.02 030661 of the Real Property of Brazoria County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Savannah South Community Association, Inc. (the "Association"); and

WHEREAS, Article VI, Section 1 of the Declaration, provides that Declarant shall initially appoint an Architectural Review Committee, consisting of not less than three (3) members, who need not be members of the Association, and who by majority vote may designate a representative to act for them.

NOW, THEREFORE, Declarant has appointed and does appoint Keith E. Schoonover, Jeffery J. Anderson, and R. Christopher Lynch to act in the capacity of the Architectural Review Committee for the Savannah South Community Association.

Notwithstanding the foregoing, Declarant retains the exclusive right to review and approve or disapprove all plans and specifications for original construction of the Property.

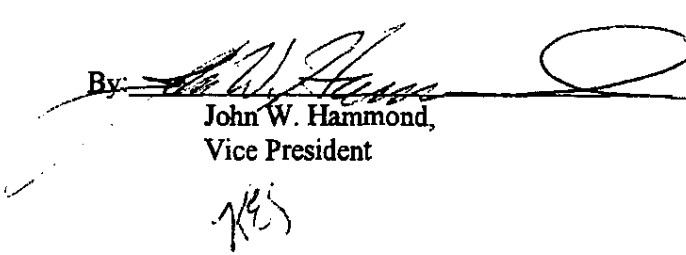
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 1<sup>ST</sup> day of JULY, 2002.

**Declarant**

SAVANNAH DEVELOPMENT, LTD.,  
a Texas limited partnership

By: Lennar Homes of Texas Land and Construction,  
Ltd.,  
a Texas limited partnership, d/b/a Friendswood  
Development Company, as Attorney-in-Fact

By: Lennar Texas Holding Company, a Texas  
corporation, its general partner

By:   
John W. Hammond,  
Vice President

**RESIDENTIAL ARCHITECTURAL GUIDELINES  
FOR  
SAVANNAH SOUTH COMMUNITY ASSOCIATION**

**A. DEFINITIONS:**

Terms used in this document have the following meanings:

Association	Savannah South Community Association.
Board	Board of Directors of the Association.
ARC	Architectural Review Committee appointed by the Board
Management Company	Professional community management company in the employ of the Association.
Declaration	Savannah South Community Association, Inc., Correction Declaration of Covenants, Conditions and Restrictions for Savannah Trace Section One under Clerk's File No. 02 030661 of the Real Property of Brazoria County, Texas, and all properties annexed into the Association.
Savannah South	All existing and future sections of Savannah South to which the Declaration applies or becomes applicable and any other subdivisions which may be or become subject to the jurisdiction of the Association.
Declarant	Savannah Development, Ltd., the creator of the Declaration and owner of the land comprising Savannah South at the time of the Declaration was recorded.
Guidelines	Rules, standards and procedures established by the ARC pertaining to building, additions, or other improvements in Savannah South.
Application	Application for Approval for exterior changes, additions, or improvements. Forms and names vary by Management Company.

**B. PURPOSE OF GUIDELINES:**

These architectural guidelines and clarifications are established by the ARC with approval of the Board. They are intended to provide all homeowners information about the type, color, quality and grade of material which may be used in construction of various kinds of improvements; the size and location of such improvements; and the procedure followed by the ARC for reviewing Applications for proposed improvements. They are intended to further insure consistency in decisions and assist in expediting the decision process. The guidelines are intended to augment the Declaration and not replace or override it. These guidelines may be amended by addition, deletion, or alteration at any time via recommendation by the ARC with approval from the Board.

Savannah Development, Ltd. currently retains the rights to operate the ARC. The responsibility for architectural review will be passed to the Board in the future. While the ARC will make every reasonable attempt to be fair and equitable, the ARC and the Board will not necessarily be bound by past decisions.



These procedures and Guidelines may be amended by the Board from time to time as it deems necessary and appropriate. The Restrictions of Use in the Declaration may be revised only by a vote representing not less than 2/3 of the votes in the Association.

**C. PURPOSE OF COMMITTEE:**

The purpose of the ARC is to review and evaluate Applications for improvements to homes, structures, and properties (lots) within Savannah South, in accordance with the Declaration and these Guidelines. The ARC also functions as a central architectural control for Savannah South, in order to enhance, insure and protect the attractiveness, beauty, and desirability of the community as a whole while, at the same time, permitting compatible distinctiveness of homes within the community. The ARC will also make recommendations to the Board regarding changes or clarifications to these guidelines or the Declaration.

**D. ARCHITECTURAL REVIEW PROCEDURES:**

Plans and specifications for improvements are to be approved in advance. No special consideration will be given in those instances when post-construction approval is requested.

1. General:

An item can come before the ARC as follows:

- a. A property Owner (or his/her representative) shall submit any Application to the Management Company.
- b. An unapproved improvement may come to the attention of the Board, ARC or the Management Company. The Management Company will send a letter to the Owner requesting an Application be submitted. If no Application is received within 30 days, the Management Company will report this to the Board which will take appropriate action.
- c. If the unapproved improvement appears to be a violation of the Declaration, the initial notification/ request to the Owner will be a registered letter.

2. Applications for Approval:

All Applications to make any exterior changes, additions, or improvements must be submitted to the Management Company in writing by completing the Application form currently in use by the ARC. Exhibit "A" is a copy of the current Application. The Management Company shall coordinate Application processing on behalf of the ARC.

Plans and specifications for any exterior change, addition, or improvement should be attached to the Application. For room additions and sunrooms, Applications must be accompanied by a detailed scale drawing or blueprint showing the three-dimensional relationship of the room addition or sunroom to the existing structure. Applications must also include a plot plan showing the location of the improvement in relation to all lot boundary lines, the residence, the easements, and the building setback lines. Applications must also include a detailed material list and include the name, address, and business phone number of the contractor or installer, if applicable. Applications may be rejected for failure to provide any of these required items. The ARC reserves the right to require certified architectural and/or engineering drawings. All Applications, additional information, or requests for appeal shall be mailed or delivered to the office of the Management Company, not to members of the Board or ARC.

The ARC reserves the right to request any additional information it deems necessary to properly evaluate any Application. In the event that the ARC requests additional information, the Application shall be considered incomplete until such information is submitted to the ARC and the sixty (60) day requirement for approval of the Application, as described in the Declaration, shall not begin until such information is received. In the event that the ARC requests additional information and

the information is not received within forty-five (45) days from the date of the request, the Application shall be denied. However, the applicant may thereafter submit a new Application with the requested information to the ARC for its review.

3. ARC Decisions:

ARC committee members shall consider each Application for compliance with the Declaration and these Guidelines. The decision of a majority of members to approve or disapprove an Application shall be considered the decision of the ARC.

ARC decisions shall be conveyed in writing by the Management Company to the applicant and shall include a statement of the conditions under which the Application is approved, if any, or the primary reason(s) for disapproving the Application.

In accordance with the Declaration, any Application that is not approved or disapproved within sixty (60) days of the date of its receipt shall be deemed to have been automatically approved provided, however, that (i) any such approval shall extend only to the architectural guidelines and not to any of the use restrictions set forth in the Declaration; and (ii) in no event shall non-action be deemed to constitute approval of an Application for any change, addition, improvement, or any other item that would violate the Declaration. Unless otherwise stated in the ARC's written response, all approved exterior changes, additions or improvements shall be completed within forty-five (45) days of the date construction, installation, or erection is commenced.

4. Board Appeals:

In the event the ARC disapproves an Application, the applicant may submit a written appeal to the Management Company for review by the Board. The Board shall review the appeal at its next meeting following the date upon which the request for appeal is received, and notify the applicant of the Board's decision. All decisions of the Board shall be final.

5. Status of Applications During Appeal:

During the appeal period, the decision of the ARC on the original Application shall remain in effect. Further, an appeal of a decision of the ARC shall not be considered a new Application resulting in approval of the original Application if a response to request for reconsideration is not submitted by the ARC or the Board within forty-five (45) days of the date of its receipt.

**E. RESTRICTIONS OF USE:**

The following Restrictions of Use are excerpts from the Article IX of Declaration and have been condensed or summarized. Homeowners should have received copies of the Declaration at closing. Additional copies are available, at cost, from the Management Company. The ARC may recommend to the Board, and the Board may, by the vote or written consent of a majority of the members thereof, allow reasonable variances as to the Article IX, Sections 15, 16, 17, 21, 22 and 24. Variances for all other Restrictions of Use in the Declaration may be obtained only by vote representing not less than 2/3 of the votes in the Association.

1. Single Family Residential Construction: Article IX, Section 1

Limits construction on each lot to single family residential purposes.

2. Prohibition of Offensive or Commercial Uses: Article IX, Section 2

No activity which may become an annoyance or nuisance to the neighborhood or which shall in any way unreasonably interfere with the quiet enjoyment of each Owner of such Owner's lot or which shall degrade property values or distract from the aesthetic beauty of the Property, shall be conducted thereon. No repair work, dismantling, or assembling of boats, motor vehicles or other machinery shall be done in any driveway or adjoining street. No part of the Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any

business, commercial, manufacturing, mercantile, storing, vending, or other such nonresidential purposes.

3. Minimum Square Footage: Article IX, Section 3

Specifies minimum square footage for the living area of the main residential structure on lots.

4. Building Materials: Article IX, Section 4

The predominant exterior materials of the main residential structure, garage, ancillary buildings or other structures, whether attached or detached, shall be masonry, stucco, stone or wood. No single family construction, private garage, or any other structure located on the Property shall be permitted to have a heating or cooling device located in a window or any other opening which can be viewed from any portion of the Property.

5. Location of Improvements: Article IX, Section 5

No building shall be located on any lot nearer to the front line, nor nearer to the side street line than the minimum building setback lines shown on the recorded plats. No building or other improvement on a lot shall be located nearer than the minimum interior lot line; except that a garage located sixty (60) feet or more from the front lot line may be a distance of five (5) feet from an interior lot line. Each recorded plat mandates that each common side lot line is the centerline of a 6-foot wide drainage easement to each adjacent lot. Neither the ARC nor Board can grant variances to the location of improvements.

6. Deviations: Article IX, Section 6

Allows Declarant to approve limited deviations from these use restrictions. Those limited deviations are granted by the Declarant only on new home construction only.

7. Composite Building Sites: Article IX, Section 7

Allows one or more adjoining lots to be consolidated into one building site.

8. Utility Easements: Article IX, Section 8

Easements for installation and maintenance of utilities are reserved as shown on the recorded plat, and/or on the owner's title policy. No structure shall be erected on any of such easements. Neither Declarant nor any utility company using the easements shall be liable for any damage done by either of them or their assigns, their agents, employees, or contractors to shrubbery, trees, flowers or improvements located on the land covered by such easements of record.

9. Electrical Distribution Service: Article IX, Section 9

This section details the electrical easements on the lots and the ownership of various components of the electrical distribution system.

10. Audio and Video Communication Service: Article IX, Section 10

This section provides the cable company with an easement from the utility easement to the residence.

11. Temporary Structures: Article IX, Section 11

No structures of temporary character, nor any recreational vehicle, mobile home, trailer, basement, tent, shack, garage, barn, playhouse or other outbuilding shall be constructed, erected, altered, placed or permitted to remain on any Lot at any time as a residence. Notwithstanding the foregoing, Declarant reserves the exclusive right to erect, place and maintain, and permit builders to erect, place and maintain, such facilities in and upon the Property as in its sole discretion may be necessary or convenient during the period of and in

connection with the sale of Lots, construction and sale of homes and construction of other improvements on the Property. Examples of such temporary structures would be sales trailers and builder construction trailers.

12. Outbuildings: Article IX, Section 12

Outbuildings, whether temporary or permanent, used for accessory, storage or other purposes shall be limited to eight feet in height and one hundred (100) square feet in area and must be approved in accordance with Article VI, Section 1 of the Declaration. The standard, type, quality and color of materials used in the construction of gazebos, storage structures, shade and other structures shall be harmonious with those of the main residence. Metal siding or roofing shall not be permitted. Outbuildings may not be placed nearer than ten (10) feet to the rear property line, and shall meet the side lot setback criteria set forth in Article XI Section 5 the Declaration, as modified for future land annexed into the Association and made subject to the Declaration.

13. Play Structures: Article IX, Section 13

Free-standing play structures such as playhouses, play forts and swing sets shall be permitted, subject to the area and height limitations of Section 12, and subject to approval by the ARC. Tents or awnings on play structures are subject to the same height restrictions. Multi-color awnings shall not be permitted.

14. Animal Husbandry: Article IX, Section 14

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, with the exception of dogs, cats or other common household pets (not to exceed two of each category) provided they are not kept, bred or maintained for commercial purposes. Notwithstanding the foregoing, no animals or fowl may be kept on the Property which result in an annoyance or are obnoxious to residents in the vicinity. Animals are not permitted to roam the Property and must be controlled on a leash if they are not on a lot.

15. Walls, Fences and Hedges: Article IX, Section 15

All walls, fences, planters and hedges shall be controlled strictly for compliance with the Declaration and architectural standards established by the Declarant or the ARC.

No wall, fence, planter or hedge in excess of two (2) feet in height shall be erected or maintained on a side lot line beyond a point located three (3) feet back from the front exterior wall of the main residential structure located on a lot to the front lot line. For the purpose of this provision the front wall of the main residential structure excludes bay or box windows, chimney structures or any other similar appendage.

No wall, fence, or hedge in excess of six (6) feet in height shall be erected or maintained on a side lot line from a point located three (3) feet back from the front exterior corner of the main residential structure, back to the rear property line on a lot. No rear fence, wall or hedge shall be more than six (6) feet high.

On corner lots, side yard fences must be set back from the side property line a minimum of five (5) feet or 1/2 of the side building line setback shown on the plat for the applicable recorded section of Savannah South.

Perimeter fencing on all lots shall be maintained to a fence standard equivalent to original construction and all fencing must be consistent with the Declaration and architectural standards established by Declarant or the ARC.

Fences of wire or chain link construction are prohibited, and the design and materials of all fences shall be approved by the ARC prior to construction.

16. Antennae: Article IX, Section 16

Satellite dish antennas which are forty inches or smaller in diameter and antennas designed to receive television broadcast signals may be installed, provided that they are installed in conformance with the Architectural Guidelines adopted by the Board. Satellite dish antennas which are greater than forty inches in diameter and other antennas are prohibited.

17. Visual Screening: Article IX, Section 17

All clotheslines, equipment, garbage cans, service yards, woodpiles, refuse containers, or storage piles and household projects such as equipment repair and construction projects shall be screened by adequate planting or fencing, so as to conceal them from view of neighboring lots, streets, parks and public areas. All rubbish, trash, and garbage shall be kept in sanitary refuse containers with tightly fitting lids and shall be regularly removed from the lots and not allowed to accumulate thereon.

18. Visual Obstructions at the Intersections of Public Streets: Article IX, Section 18

Applies to location of improvements on corner lots.

19. Lot Maintenance: Article IX, Section 19

All lots shall be kept at all times in a sanitary, healthful and attractive condition, and the Owner or occupant of all lots shall keep all weeds and grass thereon cut and neatly maintained and shall in no event use any lot for storage of material and equipment except for normal residential purposes or incident to construction of improvements thereon as herein permitted; or permit the accumulation of garbage, trash or rubbish of any kind thereon, and shall not burn any garbage, trash or rubbish.

20. Storage of Automobiles, Boats, Trailers, Other Vehicles and Equipment: Article IX, Section 20

Except as otherwise specifically provided in the Declaration, no Owner, lessee, tenant or occupant of a Lot, including all persons who reside with such Owner, lessee or occupant on the Lot, shall park, keep or store any vehicle on any Lot which is visible from any street in the Subdivision or any neighboring Lot other than a passenger vehicle or light truck and then only if parked on the driveway for a period not exceeding forty-eight (48) consecutive hours. For purposes of these Restrictions, the term "passenger vehicle" is limited to any vehicle which displays a passenger vehicle license plate issued by the State of Texas or which, if displaying a license plate issued by another state, would be eligible to obtain a passenger vehicle license plate from the State of Texas, and the term "light truck" is limited to a one (1) ton capacity pickup truck, sports utility vehicle, or van which has not been adapted or modified for commercial use. No passenger vehicle or light truck owned or used by the residents of a Lot shall be permitted to be parked overnight on any street in the Subdivision. No guest of an Owner, lessee or other occupant of a Lot shall be entitled to park on any street in the Subdivision overnight or on the driveway of a Lot for a period longer than forty-eight (48) consecutive hours.

21. Signs, Advertisements and Billboards: Article IX, Section 21

No sign, advertisement, billboard or advertising structure of any kind shall be displayed to the public view on any portion of a lot except for one sign for each lot of not more than twenty-eight (28) inches by thirty-eight (38) inches solely advertising the lot for sale or rent. The Association shall have the right to remove any signs, advertisement or billboard or structure which is placed on said lot in violation of this section and in so doing shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal.

22. Removal of Soil and Trees: Article IX, Section 22

The digging of soil or the removal of soil from any lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction on said lots. No trees shall be cut except to

provide room for construction of improvements or to remove dead or unsightly trees and then only following the obtaining of written approval for such cutting by the ARC, given in their sole discretion.

23. Roofing Materials: Article IX, Section 23

Roofing materials may include composition shingles having a minimum warranty period of 25 years. Composition shingle roofs shall be comparable in color to weathered wood shingles and comparable in surface textural appearance to wood shingles. Colors for slate, clay or concrete tile roofs shall be approved individually by the Declarant or its assignee. Any other type roofing material shall be permitted only at the sole discretion of the ARC upon written request.

24. Landscaping: Article IX, Section 24

- a. The landscaping plan for each Lot shall be submitted to the ARC for approval,
- b. All front and side yards of each Lot shall, unless otherwise approved by the ARC, be sodded with grass.
- c. All landscaping for a Lot shall be completed in accordance with the landscaping plan approved by the ARC no later than thirty (30) days following the issuance of a certificate of occupancy for the residential dwelling situated thereon.
- d. No hedge or shrubbery planting which obstructs sight-lines of streets and roadways shall be placed or permitted to remain on any Lot where such hedge or shrubbery interferes with traffic sight-lines for roadways within the subdivision. The determination of whether any such obstruction exists shall be made by the ARC, whose determination shall be final, conclusive and binding on all Owners.
- e. No rocks, rock walls or other substances shall be placed on any Lot as a front or side yard border or to prevent vehicles from parking on or pedestrians from walking on any portion of such Lot or to otherwise impede or limit access to the same. No bird baths, foundations, reflectors, flag poles, statues, lawn sculptures, artificial plants, rock gardens, rock walls, free-standing bird houses or other fixtures and accessories shall be placed or installed within the front or side yards of any Lot.
- f. No vegetable, herb or similar gardens or plants shall be planted or maintained in the front or side yards of any Lot or in the rear (back) yard of any Lot if visible from any street.
- g. The ARC may from time to time promulgate rules and regulations adopting an approved list of plant life which may be utilized on any Lot, which rules and regulations may prescribe that a minimum dollar amount be established and utilized as the landscaping budget for each Lot.
- h. No Owner shall allow the grass on this Lot to grow to a height in excess of six (6) inches, measured from the surface of the ground.
- i. Seasonal or holiday decorations (e.g., Christmas trees and lights, pumpkins, Easter decorations) shall be removed from each Lot or residential dwelling within a reasonable period of time after such holiday passes. The ARC shall have the sole discretion to determine what is a reasonable period of time for seasonal or holiday decorations to exist after the holiday passes and its determination shall be final.
- j. Each Owner shall be responsible for maintaining and replacing, if needed, the front yard and street trees, in accordance with the Architectural Control Guidelines.

25. Enforcement: Article IX, Section 25

In the event of default on the part of the Owner or occupant of any lot in observing any or all of the requirements herein set forth, such default continuing after ten (10) days' written notice thereof, the Association may, without liability to the Owner or occupant, in trespass or otherwise, enter upon said lot, cut, or cause to be cut, such weeds and grass, and remove or cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with these

restrictions, so as to place said lot in a neat, attractive healthful and sanitary condition, and may charge the Owner or occupant of such lot for the cost of such work.

**F. ARCHITECTURAL GUIDELINES:**

1. General:

- a. Precedents: While the ARC will make every reasonable attempt to be fair and equitable, the ARC will not necessarily be bound by past decisions. The ARC reserves the right to disapprove Applications for improvements that require a variance from the established Covenants if it believes that such changes are not in the best interest of the future of Savannah South, even if a precedent was set by an earlier decision of the ARC. From time to time, the ARC will make a decision that, in retrospect, is not in the best interests of the community. The ARC and the Board reserve the right to recognize such a situation and no longer permit its use as a precedent. The same right applies if the ARC makes an error in allowing a change or addition to these Guidelines.
- b. Quality of Repairs and Improvements: Repairs and improvements are required to be of equal or better quality than original construction and of the same type. While there is no specific requirement for the Owner to apply to the ARC for such in-kind repairs, the quality of such work may come under the scope of the ARC's responsibilities if the repair is done in such a way as to detract from the appearance of the neighborhood.
- c. Easement Encroachments: It is not the responsibility of either the ARC or the Board to police encroachment into utility easement areas. If possible, the ARC will advise the Owner of a possible encroachment and recommend that the Owner seek approval or waiver from the appropriate utility. However, the ARC will not be liable for any expense incurred by an Owner as a result of action by a utility if such encroachment occurs, even if the ARC approved the change or addition without comment.

2. Building Materials and Roofing Materials:

*Use Restrictions relative to Building Materials are covered in Article IX, Section 4 of the Declaration. The following Guidelines supplement the Use Restrictions.*

- a. Brick, Stone and Cultured Stone: Brick, stone and cultured stone are the preferred building materials for siding the main residence or additions. The thickness, visible width, spacing and mortar of the brick, stone or cultured stone must be consistent with that of the original exterior and surrounding community. Each Application submitted to the ARC shall include a sample of the proposed material
- b. Exterior Siding: When exterior siding is to be added or replaced on any existing structure or new improvement on the Lot, it must be of the same type, quality, size, and color as the existing siding on the main residence (unless all exterior siding is being replaced at one time). If all exterior siding is being replaced at one time, the type of siding may be changed to any of the following acceptable materials: wood, vinyl-coated aluminum, vinyl-coated steel, or fiber-cement (e.g. "hardiplank"), provided it is approved by the ARC. Aluminum, steel, or other metal siding shall not be acceptable. The following additional guidelines apply to replacement or additional exterior siding:
  - (i) minimum of a 20-year warranty from a reputable manufacturer (warranty information should be submitted with the application);
  - (ii) thickness, visible width, and spacing of siding must be consistent with that of the original exterior siding; each application submitted to the ARC shall specify the thickness, width and spacing of the existing and proposed siding, and shall include a sample of the proposed siding material;

- (iii) color of all siding (including siding that is not painted) must comply with the Guidelines for Painting as set forth herein; each application must include at least two (2) color samples of the proposed siding color;
- (iv) must be installed and maintained to avoid sagging, waving, warping or irregular coloration; the ARC may require the homeowner (at homeowner's sole responsibility and expense) to repair or replace siding that fails to adhere to these Guidelines.

*Use Restrictions relative to Roofing Materials are covered in Article IX, Section 23 of the Declaration. The following Guidelines supplement the Use Restrictions.*

c. Roofing Materials:

- (i). All roofing materials must have a minimum 25-year warranty and must be "dimensional" in appearance. A sample of the proposed shingle to be placed on any existing roof, or any new improvement (Including outbuildings) must be attached to each application submitted to the ARC. Flat shingles are not approvable. Corrugated metal, corrugated aluminum, acrylics and such materials are not approvable for roofing.
- (ii) The ARC may maintain a chart depicting examples of the acceptable type, quality and color of roofing materials for homes and other improvements within the subdivision. Each shingle shall be compared to the samples set forth on the roofing materials chart to assure that the proposed shingle is of an acceptable type and quality and that its color is harmonious with the color scheme established for the subdivision.
- (iii) The color of each roofing material must not only be an earthtone, but also an acceptable shade of an earthtone color.
- (iv) Felt for all composition roofs must have a weight of at least 30 lbs.

3. Painting:

No exterior surface of any house, garage, or other structure or improvement on any lot shall be painted or repainted without prior approval of the ARC. This applies to existing, as well as new construction, and whether the proposed colors are the same or different from the existing colors. Color samples or "paint chips" of the proposed exterior color(s) must be attached to each Application submitted to the ARC.

- a. Harmonious Colors. The proposed colors must be harmonious with each other and with the colors of exterior brick and roofing materials. The ARC may maintain a chart depicting examples of the acceptable shades of earthtone colors (i.e. shades of beige, brown, gray and white). The color samples or paint chips shall be compared to the colors and shades of colors set forth on the color chart to assure that each approved color is harmonious with the color scheme established for the community.
- b. Trim. Soffit, fascia board, window and door trim and rain gutters must also be an earthtone color; however, the shades of trim color may be deeper than the principal color of the dwelling or garage.
- c. Accents. Shutters, window hoods, the side panels of doors and windows and the exterior surfaces of doors may be painted any acceptable earthtone color, including trim colors and certain acceptable shades of dark green, black, blue-gray, rust or dark blue. Window hoods may also be painted in a coppertone metallic based paint. Only one accent color is permitted per lot. Exterior doors may be stained a natural wood color or may be painted to match the other accents, trim, or main house color.

4. Decks:

All decks must be approved by the ARC with respect to location and the standard, type, color and quality of materials used in construction. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot. No deck shall be constructed more than two feet (2') above the ground.



5. Patio Covers:

- a. The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence; provided, however, that corrugated roofs for patio covers and aluminum patio covers shall not be permitted under any circumstances. If siding is used on patio covers, it must be of the same type, quality, and color as the siding on the main residence. Roofing materials on patio covers shall conform to the provisions relating to roofing materials set forth in the Declaration and these Guidelines. Louvered or trellis-style patio cover roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may be stained or painted provided the color shall conform to the provisions relating to painting set forth in these Guidelines. Any patio cover which is not attached to the house shall be subject to the Guidelines set forth herein for gazebos.
- b. The location of a patio cover must not encroach on any utility or drainage easement, nor shall it violate the building set back lines applicable to the residential dwelling on any lot. Patio covers must not interfere with drainage or cause water to flow onto any adjacent lot.
- c. All patio covers must be adequately supported and constructed of sturdy materials so that the patio cover has no visible sagging or warping. This also applies to any lattice attached to the sides of the structure.
- d. Patio covers which are attached to the house shall be securely attached at a height not less than seven feet (7') nor more than twelve feet (12') from the ground. Patio covers which are attached to a detached garage or breezeway must be securely attached at a height below the eaves of each structure at a height of not less than seven feet (7') nor more than nine feet (9') from the ground. The top of the patio cover at its lowest point shall not be higher than eight feet (8') from the ground. The patio cover roof shall provide an attractive slope away from the house at an angle which does not exceed that of the roof on the house.
- e. The roof of all patio covers (other than arbor or trellis type) must be covered with shingles meeting the roofing Guidelines set forth herein. Where the patio cover is gabled, the roof pitch should match the roof pitch of the portion of the home where the cover is attached. If the patio cover is not gabled, it should have a 3:12 slope. Flat or trellis-roofed patio covers will be considered on a case-by-case basis

6. Patio Enclosures:

A "patio enclosure" is any patio cover which has exterior walls and/or screens (other than "sun rooms" as defined in these Guidelines).

- a. All structural components of patio enclosures, including roofing materials, shall be subject to the Guidelines set forth herein for "patio covers". This section describes additional requirements for walls, screens and frames used to enclose a covered patio or deck.
- b. The standard, type, quality and color of the materials used in the construction of a patio enclosure must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence. Exterior walls of a patio enclosure shall be constructed of brick or siding which is of the same type, quality, and color as those of the main dwelling on the lot. Aluminum siding is not allowed. No visible part of the enclosure may be made of metal other than screens, frames, and storm doors. Patio enclosure screens must be the same color as existing window screens on the main dwelling and must have adequate cross-member support to avoid sagging. The exterior color of doors, sills, beams, frames, or other visible supports must match the exterior colors of the main dwelling or the color of existing window frames.

7. Sunrooms:

A "sunroom" is any room with glass-enclosed walls or a glass ceiling. The ARC may reject any Application to construct a sunroom on a lot on the basis of its overall design and conformity with existing structures regardless of whether or not the proposed sunroom complies with the technical specifications set forth below.

- a. Applications must be accompanied by a detailed scale drawing or blueprint showing the three dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the sunroom in relation to all lot boundary lines, the residence, the easements and the building setback lines. Applications must also include a detailed material list and include the name, address, and business phone number of the contractor or installer. Applications may be rejected for failure to provide any of these required items.
- b. A sunroom may be added to the rear of the residence only. Applications for sunrooms on cul-de-sac lots and corner lots where the rear of the house faces a street or other community property will be considered on a case-by-case basis.
- c. Supporting structural members must be of a color and shade similar to and harmonious with the exterior color of the residence. Glass must be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval.
- d. The floor of the sunroom must be of reinforced concrete slab construction with 3" minimum thickness. No other flooring material will be permitted.
- e. Only safety glass will be permitted for the panes. No fiberglass, plexiglass, plastic, acrylic, mesh, or other materials will be allowed. Safety glass must be a minimum 3/16" thick if tempered glass or a minimum 1/4" thick if laminated glass. Maximum width of glass between support trusses will be 36" measured center-to-center.
- f. Support trusses (glazing bars) must be constructed of aluminum or aluminum alloys with electrostatically applied coloring/paint to withstand 100 m.p.h. wind and 25 lbs. per square foot. No natural-aluminum-oxidation-coloring will be allowed. No wood, composite, steel, fiberglass, or plastic trusses will be allowed. Trusses must be of structural box or I-beam construction. Round, oval, or "T" shaped trusses will not be allowed.
- g. The roof of a sunroom must have a minimum pitch of 1" per 12" of projection. The sunroom may not project more than twenty feet (20') measured from the rear facing plane of the residence. The sunroom may not project beyond either side-facing plane of the residence. A sunroom may not encroach on any existing setbacks or easements.
- h. Sunrooms are only permitted as ground structures. The maximum height of the roof, measured from the concrete floor, may not exceed either twelve feet (12') or the height of the eaves of the wall that the sunroom projects from, whichever is lower.
- i. If ceiling lighting is installed, it must be downward-directed, focused, low-wattage track lighting. Any electrical plug outlet installed within the trusses/glazing supports must be of the UL approved Ground Fault Interrupt (GFI) type.
- j. Sunrooms may not have turbine-type or forced fan roof ventilators installed. Only natural draft/convection flow panels that open may be installed. Panels that open may not exceed 36" x 36" in size and must be at least 36" in any direction away from adjoining opening panels.
- k. Sunrooms may not have exposed air conditioning or heating ductwork installed on the exterior thereof. Vents must be attached to the main residence. No ductwork shall be visible.
- l. Window coverings are not required. However, only interior coverings will be permitted; there shall be no exterior covering of the sunroom glass allowed. The side of the window covering facing the exterior must be of a neutral, earth-tone color, which must also blend with the

exterior color of the home. If there is covering on any one window, then all windows must be covered with the same treatment. Color and material samples of coverings may be required to be submitted for approval, at the discretion of the ARC.

8. Swimming Pools And Spas:

- a. The Application for the construction of a swimming pool or spa must include a plot plan showing the proposed location of the swimming pool or spa in relation to the property lines, building lines, easements, existing structures and existing or proposed fences. If any trees are to be removed or relocated, this must also be noted. The Application shall also include a timetable for the construction.
- b. No swimming pool or spa shall be approved unless the area in which the pool is to be located is either enclosed by a six foot (6') fence constructed of wood or of wrought iron as provided in these Guidelines or such a fence is proposed to be constructed in conjunction with the swimming pool.
- c. Swimming pools and spas must also have an adequate drainage system according to the requirements of any governmental agency having jurisdiction or, in the event there is no governmental agency having jurisdiction, as deemed appropriate of the ARC. Under no circumstances shall water from a swimming pool or spa be permitted to drain onto the surface of the lot on which the swimming pool or spa is situated or onto any adjacent lot.
- d. During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Further, no building materials shall be kept or stored in the street overnight. Excavated material shall either be used on site or removed from the premises and legally disposed off-site by the pool contractor.
- e. The construction of all swimming pools must be in compliance with the National Electrical Code and include the installation of a ground fault circuit interrupter. No swimming pools may be enclosed with screens. No swimming pool or spa shall be approved for construction on utility or drainage easements or in a manner that causes water to flow on an adjacent lot.
- f. The pool mechanical equipment may be placed within the side yard setback, but must be located within the fenced area of the home. The pool equipment may not be placed in such a way as to impede the three foot (3') wide side yard drainage easement.
- g. Above-ground swimming pools are not permitted.

9. Outbuildings:

*Use Restriction relative to Outbuildings are covered in Article IX, Section 11, page 17 of the Declaration. The following Guidelines supplement the Use Restrictions.*

- a. Only one (1) outbuilding not exceeding one-hundred (100) square feet and eight feet (8') in height shall be permitted on a lot. The standard, type, quality and color of the materials used in the construction of the outbuilding shall be harmonious with those of the main residence.
- b. Building materials, including siding and roofing must be consistent with these Guidelines. Metal or vinyl buildings are not approvable.
- c. Outbuildings must conform to the building front and side setback restrictions set forth in the Declaration. No outbuilding shall impede drainage from the lot or cause water to flow onto an adjacent lot.

10. Landscaping:

*Use Restrictions relative to landscaping and tree and soil removal are covered in Article IX, Sections 22 & 24 of the Declaration. The following Guidelines supplement the Use Restrictions.*

- a. In general, the addition or movement of trees, shrubs and other live items of landscaping is acceptable without a formal review by the ARC. Exceptions are landscaping that is, or will act as, a non-compliant fence, items that obstruct access to a vital community service (such as a fire hydrant), items that obstruct visibility causing a hazard to vehicular or pedestrian traffic, items that create a hazardous condition or any item that generates a complaint from a resident of the community. These Guidelines apply both to items that create a non-acceptable condition upon installation and items that grow to become non-acceptable.
- b. Removal of individual trees is discouraged unless the tree is diseased, dead, severely damaged or poses a hazard. Any front yard trees removed must be replaced with a minimum 30 gallon container grown tree. Lots in Savannah South require a minimum of two front yard trees and two street trees. It is the owners responsibility to maintain these trees. If a tree dies, it shall be replaced by the property owner with the same species. Removal of multiple live trees, without suitable immediate replacements from any single property, is not approvable.
- c. Street trees shall be located and maintained in the front right-of-way or side right-of-way of lots and on the collector streets in Savannah South. This right-of-way area is defined as the green space between the curb and the sidewalk. If a tree dies, it shall be replaced by the property owner with the same species, a minimum fifteen- (15) gallon size container grown specimen. Additional trees planted in the front yard, shall not be planted nearer than ten feet (10') to the line of street trees.
- d. Landscape timbers or railroad ties are not permissible within the portion of the yard visible from any street.

11. Fencing:

*Use Restrictions relative to Fencing are covered in Article IX, Section 15 of the Declaration. The following Guidelines supplement the Use Restrictions.*

a. Wood Fence Construction.

- (i) Wooden fences facing the front street or along any side street, rear street property line or greenbelt shall be constructed with all pickets on the outside so that no posts or rails are visible from the street.
- (ii) All other wooden fences must be constructed in the manner described above or must be constructed in panels (each of which is 6 to 8 feet in length) erected in a "good neighbor" fashion so that posts and rails are exposed only on alternate panels when viewed from either side of the fence.

b. Gates: All gates shall be constructed with the same materials as the fence. The hinges and latches used on the gate should be of the same style and quality of those used throughout the subdivision.

c. Color:

- (i) Wood Fences: No portion of a wood fence on a lot which is visible from any street may be painted or stained. Portions of a fence which are not visible from any street may be stained in acceptable earthtone colors of brown, beige or gray. The ARC may maintain a chart depicting examples of earthtone colors and shades of earthtone colors for stains on wood fences. Each stain color sample submitted by a homeowner shall be compared to the colors and shades of colors set forth on the fence stain color chart to assure that each approved stain is harmonious with the color scheme established for the subdivision.
- (ii) Tubular Steel or "Wrought Iron" Fences: Tubular steel or "wrought iron" fences must be black and no more than six feet (6') in height. Spacing bars must be no greater than four inches (4") on center. The location of all wrought iron fences must be approved the ARC.

c. Columns: Brick or stone columns may be constructed and used as fence posts. These must be of a material to match the exterior of the home and not exceed six feet (6') in height. The

face of such columns constructed in the front of the home must be a minimum of three feet (3') behind, the platted front-lot building line.

12. Exterior Lighting:

The addition of exterior lighting, including ground-level lighting, stand-alone lamp posts and lighting mounted on a home or approved structure must be compatible with the general tone and design of the neighborhood and be located inconspicuously. In all cases, lighting fixtures must adhere to the "eight (8) foot maximum height" rule. Residents are encouraged to consult with affected neighbors prior to installing or changing exterior lighting. Wattage of exterior light should be kept to a minimum because excessive wattage can create a nuisance to neighbors.

- a. Changes to Existing Lighting: Outside lighting which was installed at the time of original construction or which was installed after original construction with the approval of the ARC may be replaced with a new fixture provided that the wattage of the new fixture is comparable to the wattage of the existing fixture.
- b. Security Lighting: Security lighting shall be mounted behind the back plane of the home and below the eaves of the home. No pole mounted lights will be permitted. Mercury vapor/sodium vapor lights, which are considered incompatible with the neighborhood, are not permitted.
- c. Landscape Lighting: Landscape lighting is permitted as long as the lighting fixtures are located in flower beds, shrubs, and similar landscaping. Tree mounted landscape lighting will be permitted as long as the fixture is not mounted higher than eight (8) feet above ground level. Mercury vapor/sodium vapor lights are not permitted as landscaping lighting.
- d. Gas Lighting: Two (2) gas lights per lot shall be permitted with the ARC's approval. The gas lighting color must be white light.
- e. Annovances: All new lighting which is approved by the ARC shall be subject to a 90 day trial period after installation to assure that the lighting is not objectionable to surrounding residents. The 90 day period will commence on the date of installation. If, at the end of the 90 day period, the ARC determines that the lighting is unreasonably offensive or an annoyance to surrounding neighbors, the lighting will be required to be modified or be removed in accordance with the ARC's decision.

13. Garages:

All residents of Savannah South have attached or detached garages for not less than two vehicles. Because parking in the street by Savannah South residents is not encouraged for both safety and aesthetic reasons, no alteration or modification of a garage shall be permitted that would preclude the parking of two vehicles within the garage. The conversion of a garage to a family room, or similar modification, is not permitted.

14. Driveways and sidewalks:

- a. Replacement driveways must be to the same quality, line, grade and location as the original driveway for the residence.
- b. Replacement sidewalks must be to the same quality, line, grade and location as the original sidewalks for the residence. Additional sidewalks are subject to ARC approval.
- c. Driveways and sidewalks may be paved with concrete or other masonry materials which relate to the architecture of the residence. The masonry material must be compatible, not only with the home, but with any other walkways or terraces on the lot. Materials such as textured concrete, stamped concrete, colored concrete, interlocking pavers, brick border pavers, and cut stone shall be permitted with the ARC's approval.

- c. The maximum driveway width for homes with attached garages is seventeen feet (17') at the front property line. The maximum driveway width for homes with detached garages is twelve feet (12') at the front property line.

15. Basketball Goals & Hoops:

A basketball goal may not be installed or erected on lot without the prior approval of the ARC and shall be subject to the following:

- a. Type and Quality: Basketball goals must be mounted on a rigid steel or aluminum pole. Goals on the garage or home structure are not permitted. The backboard material must be fiberglass or safety glass. The color must be clear (safety glass), gray or white with the exception of the white, black, orange or red manufacturer's outline markings. The rim should be of heavy gauge steel and white, black or orange in color. The net must be maintained in good condition as determined by the ARC. The pole must have a manufacturer's weather resistant finish or be painted black or white.
- b. Location: Basketball goals must be installed (i) behind the center-line of the main structure of the home, perpendicular to the street on the driveway, or (ii) in rear (back) yards subject to setback and easement restrictions.
- c. Restrictions: A pole-mounted goal must not be within ten (10') feet of an adjacent lot owner's amenities (air conditioning unit, shrubbery, gas meter, driveway, etc.) unless properly protected (i.e., by fence or shrubbery). No pole-mounted goals will be allowed along the neighbor's adjoining side of a driveway if a neighbor's first story house window(s) are exposed. Goals installed near a lot boundary line must include with the Application a letter stating that the owner will remove the goal if requested by the Board.
- f. Revocation: The Board may revoke its approval and require removal of any basketball goal which it reasonably determines to be a nuisance to the neighbors.
- e. Portable Basketball Goals: Portable basketball goals must be stored out of view from any street in the subdivision when not in use, and are not approvable for permanent installation. Portable basketball goals may not be utilized within any common area or public right of way (including streets or cul-de-sacs).

16. Play Structures:

*Use Restrictions relative to the height and size of children's play structures are detailed in Article IX, Section 13 of the Declaration. The following Guidelines supplement the Use Restrictions.*

- a. For the purpose of these Guidelines, a children's play structure shall mean any type of play set, climbing structure, play fort, slide, or swing set and shall be restricted to the fenced portion of the lot.
- b. The play structure shall not exceed eight feet (8') in height and shall not be located closer than five feet (5') to any property line. No play structure shall be located on a utility easement, impede the drainage on the lot, or cause water to flow to an adjacent lot.
- c. Multi-color tarps, wind socks, or streamers attached to the play structure are not allowed.

17. Antennae:

*Use Restrictions relative to Antennae are covered in Article IX, Section 16 of the Declaration. The following Guidelines supplement the Use Restrictions.*

- a. Direct Broadcast Satellite (DBS) Dishes (e.g. "Direct TV," "Dish Network") for digital TV or satellite internet, are permissible for roof mount or direct mount on the side of homes within Savannah South, subject to the following installation guidelines:
  - (i) Dishes cannot exceed forty inches (40") in diameter or width.

- (ii) The location must be approved by the ARC. Preferable mounting locations are on the back of the home below the roof peak, so as to not be readily visible from the street. However, approval will not be unreasonably withheld by the ARC.
- (iii) The dish must be kept in good repair, and removed if no longer in use.
- b. Roof or pole mounted VHF-UHF television antennas are prohibited. Such antennae may be mounted within the attic of the home
- c. Satellite dish antennas greater than forty inches (40") in diameter, as well as outside antenna for amateur radio operation, microwave transmission or reception, and short/long wave transmission or reception are prohibited.

18. Signs:

*Use Restrictions on Signs, Advertisements and Billboards are detailed in Article IX, Section 21 of the Declaration. The following Guidelines supplement and/or provide variances the Use Restrictions, as permitted under Article VI, Section 5 of the Declaration.*

- a. Home Security Signs. No signs shall be permitted on any lot except for a limited number of small, inconspicuous, discretely placed signs for the purpose of warning of the presence of a home security system. Each sign shall be from a professional security company and should not exceed one (1) square foot in area. One (1) sign shall be allowed in the front yard and one (1) shall be allowed within the rear, fenced in portion of the lot. Each sign may be mounted on a stake or a wall of the house or garage. If stake mounted, the top of the sign shall not exceed two feet (2') from the ground level when installed and must be no further than three feet (3') away from the house or garage. Signs must be of an acceptable color which is harmonious with the surrounding structure and landscaping.
- b. Other Types:
  - (i) Open house. One (1) temporary open house sign is allowed in front of residence on the day of open house only. Size: no more than six square feet (6') overall.
  - (ii) School Organization. One (1) temporary (not exceeding 24 hours) school sign is allowed in the planting beds of a residence not farther than three feet (3') from the outside wall of the house, unless otherwise noted and approved by the ARC. Maximum Size Allowed: 42" in height and 18" in width.
  - (iii) Yard of the Month. One (1) yard of the month sign supplied by the Association is allowed in the planting bed of the residence not farther than three feet (3') from outside wall of house.

19. Miscellaneous:

*Use Restrictions on Birdhouses, Flagpoles and Weathervanes are detailed in Article IX, Section 24(e.) of the Declaration. The following Guidelines supplement and/or provide variances the Use Restrictions, as permitted under Article VI, Section 5 of the Declaration.*

- a. Birdhouses. Birdhouses shall be permitted subject to the prior approval of the ARC. No birdhouse shall be situated higher than eight feet (8') above the ground and no more than two (2) birdhouses shall be permitted on a lot. The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the home and other improvements on the lot. Any birdhouse must be within the fenced area of the lot.
- b. Flag poles. Flag poles shall be permitted subject to the prior approval of the ARC. Flag poles exceeding twelve feet (12') in height and permanently installed in the ground are prohibited. Flag poles must be located within twelve feet (12') of the main structure, and must be in a planting bed. A flag staff may be mounted on the home, garage, tree or other improvement structure so long as the length of the staff does not exceed six feet (6') and the top-most part

of the staff does not extend to a point higher than the highest point of the specific structure (tree, home, garage, etc.) on which it is mounted.

- c. Weather vanes. Weather vanes shall be permitted subject to the prior approval of the ARC. Weather vanes may be black metal, stationary, and mounted on the roof of detached garages only. Although most weather vanes have a standard staff, unusual height may be cause for rejection.
- d. Rain Gutters. Rain gutters may be plastic or aluminum items, and must be painted a color compatible with the home on which it is installed. Application should be made showing the extent of guttering and location of downspouts.
- e. Awnings and Solar Screens. Awnings visible from the front street or side street shall not be permitted. Awnings on the rear portion of a lot must be approved by the ARC. Solar screens are restricted to black, dark brown, or dark gray and must be constructed and installed to professional standards. Solar screens may be permitted in the front of the home if they are constructed with mullions that match the mullions of the windows being covered, so as to not distract from the architectural harmony of the home. Solar screens without mullions may be located on the sides or rear of homes only. All solar screens must be approved by the ARC.
- f. Emergency and Disaster Reaction: Disasters such as fire and weather may cause significant construction and repair activity to take place. Temporary repairs or structures (those that are present for no longer than 6 months during reconstruction) will be acceptable under such a condition. Reconstruction in the form that existed before the disaster will be acceptable without approval by the ARC.

Temporary protective action in the event of certain weather conditions, such as hurricane warnings, will not require approval of the ARC. All such installations must be completely removed and the property restored to its original condition within 15 days of the passing of the emergency. This rule specifically applies to, but is not limited to, the boarding of windows and doors during a hurricane threat.

- g. Burglar Bars. The use of burglar bars on the exterior of any window or doors is prohibited. Burglar bars are permitted on the inside of the windows.

*Use Restrictions on Holiday Decorations are detailed in Article IX, Section 24(i.) of the Declaration. The following Guidelines supplement the Use Restrictions.*

- h. Holiday Decorations: Holiday decorations are permitted and will not require approval. Decorations may be installed no sooner than 30 days prior to the holiday and must be removed within 15 days after the holiday for which they are intended. The ARC reserve the right to require the removal of decorations that either generate complaints or are deemed offensive.



**EXHIBIT "A" – APPLICATION FOR APPROVAL**

**SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.**

c/o Community Management Solutions, Inc.  
2563 Bay Area Boulevard  
Houston, TX 77058  
281-480-2563/voice 281-480-2608/fax  
kd\_cmsihouston@hotmail.com

**Architectural Review Application**

The governing documents for the Savannah South Community Association require that changes or alterations made to the exterior of any home or lot be approved by the Association's Architectural Review Committee prior to construction or installation. Changes or alterations include items such as basketball goals, play structures, patio covers, arbors, storage sheds, room additions, paint colors, grade and hardscape changes, antennae, storms doors and windows, and solar screens. More complete information may be found in the Association's Architectural Guidelines booklet. Applications will be approved or denied based on compliance with these Guidelines. The governing documents also give the Association the authority to have the homeowner remove any improvements on the property which have not been approved by the Committee.

To request approval, please provide as much information as possible about the external physical characteristics (size, color, general appearance) and location (in relation to your home and property lines) of the proposed change. Modifications such as room additions will require architectural drawings. Incomplete applications will not be accepted for review. The following form is intended to serve as a guide in obtaining the necessary information. Additional pages may be attached as needed.

Owner's Name: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

• Briefly describe the change or improvement: \_\_\_\_\_

• Construction materials:

Roof \_\_\_\_\_ Does this match roofing on residential structure? Yes No N/A

Frame/support \_\_\_\_\_ Siding \_\_\_\_\_

Base or foundation \_\_\_\_\_ Other \_\_\_\_\_

Final paint color \_\_\_\_\_ Does this match paint on residential structure? Yes No N/A

Component colors \_\_\_\_\_ Other \_\_\_\_\_

**EXHIBIT "A" – APPLICATION FOR APPROVAL**

- Dimensions of improvement:

Height (from peak to ground) \_\_\_\_\_

Length \_\_\_\_\_ Depth \_\_\_\_\_ Area \_\_\_\_\_

- Location of improvement (distance from structure to property line, building line, easements):

To side property line: \_\_\_\_\_ To rear property line: \_\_\_\_\_

To easement(s): \_\_\_\_\_ To front building line: \_\_\_\_\_

Other: \_\_\_\_\_

Plot plan showing location of improvement (hand drawn aerial view):

- Elevation, sketch, or picture of improvement:

I understand that the Architectural Review Committee will act on this Application within 60 days from receipt by the Committee and will contact me in writing regarding their decision. I understand that this form is strictly an Application, and does not constitute approval. I understand that if approval is granted that I am responsible for obtaining all applicable construction permits from all governmental agencies having jurisdiction over such matter.

\_\_\_\_\_  
Homeowner's Signature

\_\_\_\_\_  
Date

**EXHIBIT "A" – APPLICATION FOR APPROVAL**

**ARCHITECTURAL REVIEW COMMITTEE  
WORKSHEET**

Property: \_\_\_\_\_ Date Received: \_\_\_\_\_ Logged: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Address: \_\_\_\_\_

Description of Improvement: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Variance: Materials \_\_\_\_\_ Appearance \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

Management Company Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Committee Response: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

Committee Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_

ARC Representative(s)

ARC Representative(s)

Special Notification Request: via phone \_\_\_\_\_ Letter sent: \_\_\_\_\_

Other: \_\_\_\_\_

SAVANNAH RESIDENTIAL ARCHITECTURAL CONTROL GUIDELINES  
ADDENDUM

Effective December 5, 2003

Chapter IV. Architectural Design and Materials

B. Exterior Elevations and Materials

3. Exterior Materials

The variety and number of primary exterior materials should be held to a minimum. The maximum number of exterior materials allowed is three. All exterior walls on the first floor must be brick, stone or stucco unless otherwise approved. All siding programs may be considered by the ARC under certain circumstances. On second story exterior walls on 50' and 55' wide lots, no wrap of materials from the front elevation is required. On second story exterior walls on lots 65' and larger, if brick, stone or stucco is on the front elevation, than a corner wrap of not less than 15' is required.

**SAVANNAH SOUTH  
COMMUNITY ASSOCIATION, INC.**

**RESOLUTION OF BOARD OF DIRECTORS**

The undersigned, being all of the members of the Board of Directors of Savannah South Community Association, Inc., a Texas non-profit corporation, waiving all notice, hereby consent pursuant to the provisions of Article 9.10 of the Texas Non-Profit Corporation Act to the adoption of the following resolutions:

The undersigned, being all of the members of the Board of Directors of Savannah South Community Association, Inc., a Texas non-profit corporation ("the Association") and its Architectural Review Committee ("the ARC"), do hereby certify that a joint meeting of the Board of Directors of the Association and its ARC, duly called and held, the following guidelines were unanimously made and adopted:

**WHEREAS**, the Association, acting through its Board of Directors, and the ARC desire to exercise the authority granted to them by the provisions of the Declaration of Covenants, Conditions and Restrictions applicable to Savannah South Community Association, Inc., Article IX, recorded on December 18, 2001 under Clerk's File No. 01051407 of the Official Public Records of Real Property of Brazoria County, Texas ("the Declaration") to maintain the harmonious and architectural design of the subdivision in accordance with the provisions of the Declaration; and

**WHEREAS**, the Declaration provides that the landscaping for each Lot shall be submitted to the Architectural Review committee for approval pursuant to the provisions of Article VI;

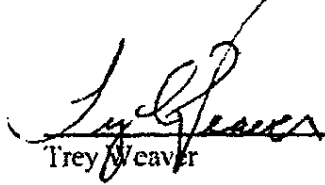
**WHEREAS**, the Declaration further provides that the ARC shall have the discretion to approve or disapprove plans and specifications for building, additions or improvements on the basis of color, quality of building materials and harmony of external design and existing structures; and

**RESOLVED**, that builder brick is not a qualified or appropriate landscaping border material; and

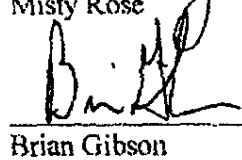
**RESOLVED, FURTHER**, that use of builder brick as a landscaping element or border is not in keeping with the overall community concept and will not be permitted in Savannah South.

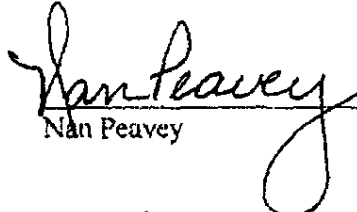
SIGNATURES FOR RESOLUTION FOR PROHIBITION OF BUILDER BRICK AS A  
LANDSCAPE ELEMENT OR BORDER

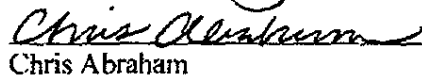
EXECUTED on this the 15th day of September, 2005.

  
Trey Weaver

  
Misty Rose

  
Brian Gibson

  
Nan Peavey

  
Chris Abraham

**SAVANNAH SOUTH  
COMMUNITY ASSOCIATION, INC.**

**RESOLUTION OF BOARD OF DIRECTORS**

The undersigned, being all of the members of the Board of Directors of Savannah South Community Association, Inc., a Texas non-profit corporation, waiving all notice, hereby consent pursuant to the provisions of Article 9.10 of the Texas Non-Profit Corporation Act to the adoption of the following resolutions:

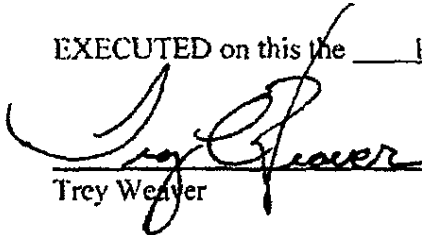
The undersigned, being all of the members of the Board of Directors of Savannah South Community Association, Inc., a Texas non-profit corporation ("the Association"), do hereby certify that a meeting of the Board of Directors of the Association, duly called and held, the following guidelines were unanimously made and adopted:

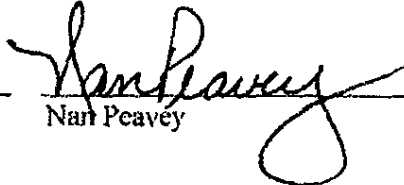
**WHEREAS**, the Association, acting through its Board of Directors, desire to exercise the authority granted to them by the provisions of the Declaration of Covenants, Conditions and Restrictions applicable to Savannah South Community Association, Inc., Article III, recorded on December 18, 2001 under Clerk's File No. 01051407 of the Official Public Records of Real Property of Brazoria County, Texas ("the Declaration") to maintain a fair and consistent assessment collections program in accordance with the provisions of the Declaration; and

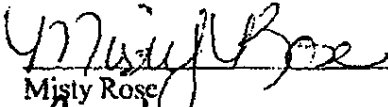
**WHEREAS**, the Declaration provides that the powers and duties of the Board include making assessments to defray the common expenses, establishing the means and methods of collecting such assessments, and establishing late fees and the period of the installment payment of the annual assessment;

**RESOLVED**, that the attached collection timeline policy is adopted.

EXECUTED on this the 15th day of September, 2005.

  
\_\_\_\_\_  
Trey Weaver

  
\_\_\_\_\_  
Nan Peavey

  
\_\_\_\_\_  
Misty Rose

  
\_\_\_\_\_  
Chris Abraham

  
\_\_\_\_\_  
Brian Gibson

**SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.  
COLLECTIONS TIMELINE**

- 12/1      Assessment notice with budget (includes coupon)  
*Assessments due 1/1 and late fee imposed 2/1*
- 2/15      Past due notices mailed
- 3/15      Certified letter sent by AMI with 30-day payment deadline
- 4/30      Referred to attorney if no response  
*Attorney sends demand letter*
- 6/15      Follow up demand letter sent by attorney

If only one year due, hold without further action until following year is late.

- 12/1      Assessment notice includes past due amount

***SECOND YEAR***

- 2/15      Certified letter sent by AMI with 30-day payment deadline
- 3/30      Referred to attorney if no response  
*Attorney sends demand letter and proceeds with suit if authorized by board.*



**LAKES OF SAVANNAH SOUTH  
COMMUNITY ASSOCIATION, INC.**

**RESOLUTION OF BOARD OF DIRECTORS**

The undersigned, being all of the members of the Board of Directors of Lakes of Savannah South Community Association, Inc., a Texas non-profit corporation, waiving all notice, hereby consent pursuant to the provisions of Article 9.10 of the Texas Non-Profit Corporation Act to the adoption of the following resolutions:

The undersigned, being all of the members of the Board of Directors of Lakes of Savannah South Community Association, Inc., a Texas non-profit corporation ("the Association") and its Architectural Review Committee ("the ARC"), do hereby certify that a joint meeting of the Board of Directors of the Association and its ARC, duly called and held, the following guidelines were unanimously made and adopted:

**WHEREAS**, the Association, acting through its Board of Directors, and the ARC desire to exercise the authority granted to them by the provisions of the Declaration of Covenants, Conditions and Restrictions applicable to Lakes of Savannah South Community Association, Inc., Article IX, recorded on December 18, 2001 under Clerk's File No. 01051407 of the Official Public Records of Real Property of Brazoria County, Texas ("the Declaration") to maintain the harmonious and architectural design of the subdivision in accordance with the provisions of the Declaration; and

**WHEREAS**, the Declaration provides that the landscaping for each Lot shall be submitted to the Architectural Review committee for approval pursuant to the provisions of Article VI;

**WHEREAS**, the Declaration further provides that the ARC shall have the discretion to approve or disapprove plans and specifications for building, additions or improvements on the basis of color, quality of building materials and harmony of external design and existing structures; and

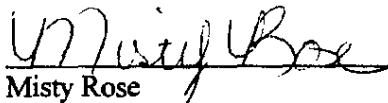
**RESOLVED**, that curb address identification is not a qualified or appropriate address identification; and

**RESOLVED, FURTHER**, that the use of curb address identification as address identification is not in keeping with the overall community concept and will not be permitted in Lakes of Savannah South.


SIGNATURES FOR RESOLUTION FOR PROHIBITION OF CURB ADDRESS  
IDENTIFIACATION AS ADDRESS IDNTIFICATION

EXECUTED on this the 1<sup>ST</sup> day of June, 2006.

  
\_\_\_\_\_  
Trey Weaver

  
\_\_\_\_\_  
Misty Rose

  
\_\_\_\_\_  
Chris Abraham

  
\_\_\_\_\_  
Robert Jones

# LANDSCAPE

## planting bed edges



black plastic



concrete scallop



painted/ natural  
corrugated aluminum



bricks on edge



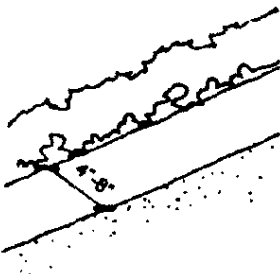
wire wickets



railroad ties

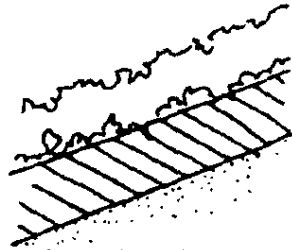


landscape timbers more  
than 2 high horizontally/ 6  
high vertically

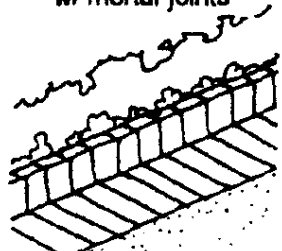


concrete

unacceptable



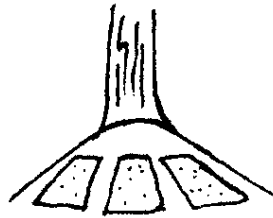
brick rowlock  
w/ mortar joints



brick rowlock w/  
soldier course &  
mortar joints



Ryerson steel



stones around tree

acceptable

Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Edging that will be conducive to easy maintenance with weed eaters or gasoline or electric powered edgers should be considered.

Railroad ties, landscape timbers, scalloped concrete borders, etc. are not in character with the desired landscape effect and are strongly discouraged. Edging should not compete with the visual quality of planting beds, but should enhance the appearance.

## LANDSCAPE

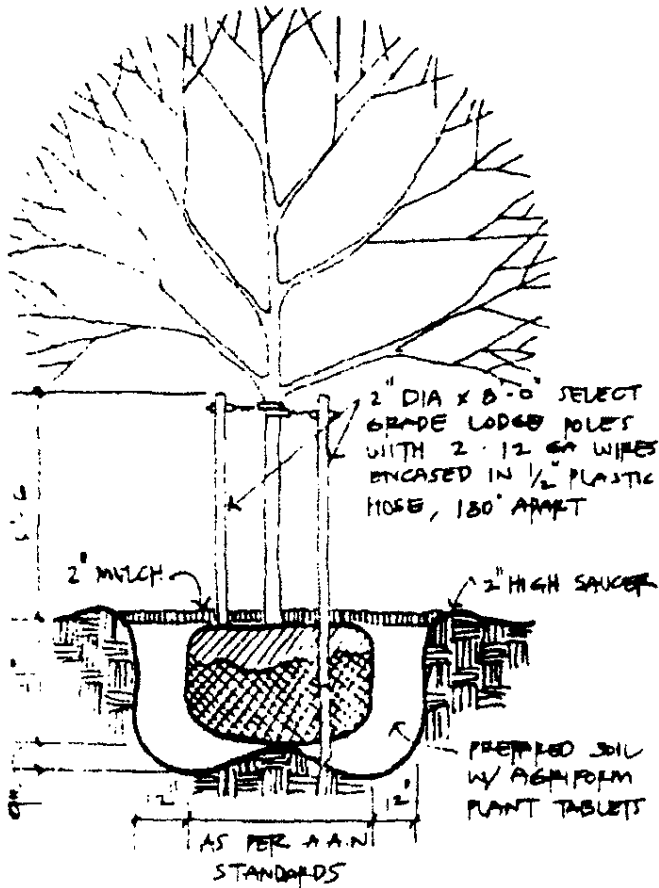
### tree planting

All trees with a trunk caliper of  $1\frac{3}{4}$ " or more are to be planted by the method illustrated. A third stake is optional. Tree stakes are to be removed approximately six (6) months after planting.

Dig tree pits a minimum of twelve inches (12") or larger on all sides and back fill with a prepared soil mixture of 1/3 topsoil, 1/3 organic matter and 1/3 sharp sand.

Dead or severely stressed trees are to be removed immediately.

Detail illustrated is for balled and burlapped trees. Same detail applies for container grown trees.



cut & remove burlap from top 1/3 of rootball, container grown, loosen roots with fingertips

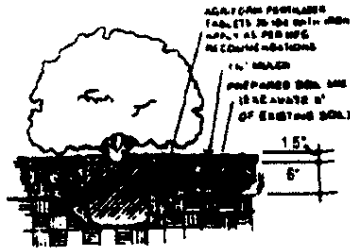
# LANDSCAPE

## planting details

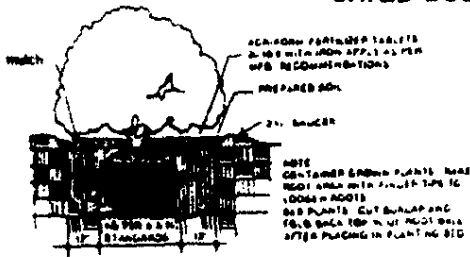
### Machine Dug Tree Planting

Machine dug trees are to be planted as indicated.

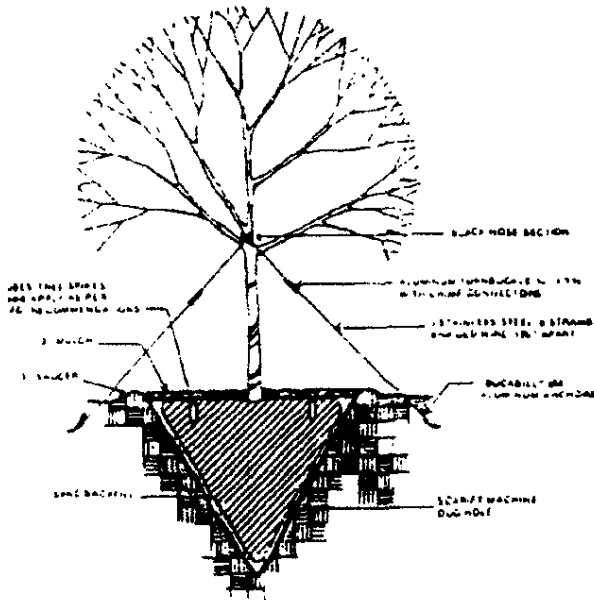
Keep trees mulched to a minimum depth of two inches (2") and well watered for the first year after installation. Remove dead or severely damaged limbs.



shrub bed planting



pocket planting



machine dug tree planting

### Container Grown and B&B Tree Planting

Conforming to the directions for the size of the tree pit illustrated here is very important to the vigorous growth of trees. Consult local nurseries for soil amendments.

### Shrub Pocket Planting

Shrubs to be planted as specimens or in planting beds where spacing is more than forty inches (40") on center, also require that the installation procedures illustrated to be followed.

### Shrub and Ground Cover Bed Planting

Groups of shrubs planted less than forty inches (40") on center are to be planted in beds where the existing soil is removed to a depth of six inches (6"). A prepared soil mix is to be backfilled where existing soil is removed.

## **LANDSCAPE**

---

### **planting materials**

Plant materials from the following list are appropriate for planting with the soil types and environmental conditions at Lakes of Savannah South.

Golden Euonymus, variegated junipers, and pom pom junipers are not regarded as desirable plants for the Lakes of Savannah South "look". Palms other than the Sago Palm are not permitted to be viewed from public streets. Certain other palms may be permitted in back yards when viewed from lake, golf course and other public areas if approved by the ARC.

Some of the plant material listed may not be available from large commercial nurseries, but may be located in smaller, local nurseries specializing in native plants.

### **PREFERRED SPECIMEN TREES**

Live Oak  
Water Oak  
White Oak  
Red Oak  
Willow Oak  
Shumard Oak  
Post Oak  
Sweetgum  
Southern Magnolia  
Pecan  
Golden Raintree  
Evergreen Chinese Elm  
Cedar Elm  
Short Leaf Pine  
Long Leaf Pine  
Southern Sugar Maple

## **PREFERRED SMALL TREES**

Flowering Dogwood  
Eastern Red Bud  
Crapemyrtle  
Red Haw Viburnum  
Black Haw Viburnum  
Fringe Tree  
Wax Myrtle  
Vitex  
American Holly  
Dahoon Holly  
Ligustrum  
Sassafras  
European Olive  
Loquat  
Saucer Magnolia  
Parsley Hawthorn  
Orchid Tree  
Mexican Buckeye  
Basswood  
Mexican Plum  
Possumhaw Holly

## **PREFERRED SHRUBS**

"Snow White" Indian Hawthorn  
"Spring Time" Indian Hawthorn  
"Enchantress" Indian Hawthorn  
Dwarf Yaupon  
Wheeler's Dwarf Pittosporum  
Variegated Pittosporum  
Nandina  
Frazer's Photinia  
Ligustrum  
Banana Shrub  
Japanese Yew  
Laurel-Leaf Cocculus  
Dwarf Oleander  
Gardenia  
Japanese Viburnum  
Xylosoma  
Japanese Cleyera  
Andora Creeping Juniper  
Sea Green Juniper  
Dwarf Chinese Holly

Sago Palm  
Indica Azalea  
Camelia  
Bridal Wreath  
Pyracantha  
Flowering Quince  
Karume Azalea

**GROUNDCOVER, VINES AND SPECIALITY  
PLANTS**

Ajuga Carpet Bugle  
Japanese Star Jasmine  
English Ivy  
Algerian Ivy  
Fig Ivy  
Fatsia  
Fatshedera  
Louisiana Iris  
Holly Fern  
Sprengeri Fern  
Sword Fern  
Day Lily  
Trumpet creeper  
Carolina Jessamine  
Liriope  
Monkey Grass  
Chinese Star Jasmine  
Wood Fern  
Coral Honeysuckle  
Purpleleaf Honeysuckle  
Wisteria  
Evergreen Wisteria  
Banks Rose  
Wedelia

**TURF GRASS**

St. Augustine



## **ANNUAL & PERENNIAL FLOWERS**

The planting of seasonal color is highly encouraged for personal enjoyment and enhancing property. A list is not provided because of the numerous choices and seasonal availability.

Colorful and fragrant flowering plants are attractive to humming birds and butterflies. The owner is encouraged to experiment with a varied palette of plants. Massing of flowering plants can be more spectacular, than scattering color throughout planting beds. Color can best be utilized at the main entrance of the residence and to call attention to architectural features.

## **LANDSCAPE**

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### **irrigation**

Installation of an irrigation system by Owners is encouraged but is not mandatory.

Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, walks, etc., and to effect 100% overlap insuring effective and even coverage.

#### **Standards:**

- A. Head to head coverage of system providing one hundred percent (100%) coverage.
- B. Swing joints on all heads should be used to avoid mechanical damage.
- C. Use hi-pop risers in beds next to walks and driveways keeping rigid risers away from street and driveway curbs to prevent damage from traffic.
- D. All pressure mains should be Schedule 40 PVC with slip joint connections.
- E. Backflow preventor should be placed out of sight in shrub mass when possible.
- F. Utilize separate valved sections for shrub and lawn areas which have different water requirements.
- G. Automatic controllers to be placed in garage or hidden from public view.
- H. Trenching should be avoided within dripline of existing trees.
- I. Do not design circuits for more than seventy-five percent (75%) of maximum pressure.
- J. Select reliable contractor for installation of system with demonstrated experience with similar type systems.
- K. Choose best head type for particular application.
- L. Irrigation by bubblers, drip and leaky pipe is appropriate for some situations.

Doc# 2006054504  
# Pages 42  
09/13/2006 10:14AM  
Official Records of  
BRAZORIA COUNTY  
JOYCE HUDMAN  
COUNTY CLERK  
Fees \$180.00

*Joyce Hudman*