

original

ARCHITECTURAL GUIDELINES
FOR
RAGUS LAKE ESTATES, SECTION ONE

RAGUS LAKE ESTATES, SECTION ONE DEFINED...A subdivision in Fort Bend County, Texas, according to the corrected map or plat thereof recorded in Volume 26, Page 9, of the Map of Records of Fort Bend County, Texas.

DEFINITIONS

1. "BOARD" shall refer to the Board of Directors of the Ragus Lake Estates Homeowners Association.
2. "ACC" shall refer to the Architectural Control Committee.
3. "HOA" shall refer to the Homeowners Association of Ragus Lake Estates.

PURPOSE OF ARCHITECTURAL GUIDELINES

The Board of Directors of the Ragus Lake Estates Homeowners Association of Ragus Lake Estates, Section One have established these architectural guidelines in accordance with the authority granted to them by the provisions of the Declaration of Covenants and Restrictions of Ragus Lake Estates, Section One, Article II, Section 2. These guidelines are established to ensure uniform and fair interpretation of the Declaration and of these guidelines. The guidelines are intended to provide all lot owners with information relating to the type, color, quality, and grade of materials which may be used in the construction of various types of improvements and the sizes and locations of such improvements, and information relating to the procedure utilized by the Board/ ACC with respect to applications for proposed improvements.

This document is subject to amendment by the Board of Directors of the HOA as is deemed necessary and appropriate.

A. APPLICATION PROCEDURE

1. APPLICATIONS...All applications for approval to make exterior changes, additions, or improvements must be submitted to the Board/ ACC in writing, by completing the application form currently in use by the Board/ACC. Plans and specifications for any exterior change, addition, or improvement should be attached to the application. All applications and supporting documents must be submitted through the office of the managing agent of the HOA, not to the members of the HOA or the Board of Directors.

The Board/ACC reserves the right to request any additional information it deems necessary to properly evaluate any application. If additional information is requested, the application will be considered incomplete until said information is provided. The 30 day approval period will not start until the application is received with all requested information attached. When additional information for an application is requested and it is not received within 30 days from the time of request, the application is automatically denied. The applicant may re-submit a new application with all required information attached for the Board's/ACC review.

2. **BOARD/ACC DECISIONS**...All applications will be reviewed and compared for compliance with the Deed Restrictions and to the Architectural Guidelines. The approval or disapproval of the application will be decided by a majority vote of the Board/ACC and confirmed by their signatures on the application..

Board/ACC decisions will be communicated to the applicant by the Managing Agent of the HOA. Any restrictions on the approval will be communicated in writing. Any denial of an application will accompanied with a written statement explaining its' rejection.

Any application that is not approved or disapproved within 30 days of its receipt is deemed automatically not approved.

Unless more time is allowed in writing, by the Board/ACC, all exterior changes, additions, and improvements will be completed within 30 days of their commencement.

3. **BOARD / ACC APPEALS**...If an application is not approved by the Board/ACC, the applicant may submit a written appeal to the Board of Directors. The appeal must be reviewed within 60 days with a written response as to its approval, approval with limitations, or reasons for its rejection. All decisions of the Board will be final.

4. **STATUS OF APPLICATIONS DURING APPEAL**...During the appeal period, the decision of the Board/ACC on the original application shall remain in effect.

B. GENERAL GUIDELINES

In reviewing an application the Board/ACC will consider the following guidelines:

1. Size and elevation.
2. Color and harmony with existing structure and surrounding structures.
3. Quality of materials.
4. Location (must not violate city codes, property lines, easements, set-back lines)
5. Harmony and appeal of exterior design.
6. Compliance with Deed Restrictions

The approval of an application does not imply that the Board/ACC takes responsibility for the compliance of the exterior change, addition, or improvement to city, state, county, or national codes, safety requirements, or fitness of design or adequacy of the proposed construction.

C. FENCES

1. Fences facing the street must be the same height between adjoining houses.
2. Fences facing the street may not be painted.
3. Fence pickets may be either 4 inch or 6 inch cedar, redwood, or treated pine.
4. Gates must be consistent with the nature of the fence.
5. Fences must not extend beyond the setback lines as dictated by the Deed Restrictions.
6. Erection of chain link fencing facing the street is prohibited.

D. SWIMMING POOLS AND SPAS

Any application for the construction of a swimming pool, spa, or jacuzzi must include a plot plan showing the proposed location of the swimming pool, spa or jacuzzi in relation to the property lines, existing structures and existing or proposed fences. No swimming pool, spa, or jacuzzi shall be approved unless properly fenced. Swimming pools, spas, and jacuzzi's must comply with all city and national codes for safety and installation. No swimming pool, spa, or jacuzzi shall be constructed in a manner to impede drainage on a lot or to cause water to flow on an adjacent lot.

E. OUTBUILDINGS

Any type of building that exists on a lot which has a floor and/ or walls and/ or a permanent roof, but is not attached to the residential dwelling or to a detached garage on the lot, shall be considered an outbuilding. Gazebos, play-ground equipment and childrens play structures are subject to the requirements set forth herein. Outbuildings must not be visible from the street and must be at least five feet from side property line. They must also be kept in good repair. Outbuildings must be placed so that they comply with setback and easement lines. New buildings will require a City of Sugar Land permit. Outbuildings currently in existence will be required to meet these requirements when they are moved or major repairs are made. Outbuildings currently in existence or built in the future will not be permitted if they are placed or constructed in such a fashion as to impede the drainage of the owners lot or an adjoining lot.

F. DECKS AND PATIOS

All applications for patios and decks must be submitted to the Board/ACC for approval, with a set of plans. No deck or patio shall impede drainage on the lot or cause water to flow on an adjacent lot.

G. PATIO COVERS

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 plastic or fiber glass roofs or walls shall not be permitted under any circumstances. If composition roofing is used it must comply/ match the existing roof on the residence.

H. EXTERIOR LIGHTING

1. 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 Board/ACC may be replaced with a new fixture provided that the wattage of the new fixture does not exceed the wattage of existing fixture or 150 watts, whichever is greater.

2. NEW LIGHTING

a. SECURITY LIGHTING..Security lighting shall be permitted with the Board's/ACC's approval if the wattage does exceed 300 watts. No pole mounted security lights shall be permitted in the front of the residence.

b. LANDSCAPE LIGHTING..Exterior landscape lighting shall be permitted with the Boards' / ACC's approval if the lighting is located within flower beds, shrubs, and/ or trees.

c. GAS LIGHTS..One (1) gas light per lot shall be permitted with the Boards'/ACC's approval; provided that the gas lighting fixture color is black, white, or made of brass. It must be maintained in good repair.

d. OTHER EXTERIOR LIGHTING..No neon or shop lighting fixtures may be installed in street view.

e. ANNOYANCES.. All new lighting which is approved by the Board/ACC shall be subject to a thirty (30) day trial period to assure that the lighting is not objectionable to surrounding residents. If the lighting is objectionable it shall be removed or modified in accordance with the decision of the Board/ACC.

I. PAINTING

At least 2 color samples or "paint chips" of each of the proposed exterior color choices for any new addition or improvement must be attached to each application submitted to the Board/ ACC for its written approval. Further, the exterior color of the main body of a house, garage, and / or other improvement on a lot, as well as any trim or accent color, shall not be applied without first submitting an application with at least 2 color samples or paint chips of each color choice to the Board/ACC and receiving its written approval.

Paint color samples must be labeled to indicate which is to be the principal color, trim color, and the accent color.

PAIN T COLOR CHARTS ARE AVAILABLE SO RESIDENTS CAN VIEW OR CHOOSE APPROVED EXTERIOR PAINT COLORS. ..Otherwise, submit color choices as indicated and required and the Board/ACC will notify you in writing as to their approval.

IF YOU PAINT UNACCEPTABLE COLORS WITHOUT WRITTEN APPROVAL, YOU WILL BE REQUIRED TO REPAINT WITH AN APPROVED COLOR/ COLORS OF YOUR CHOICE.

At lease two (2) coats of paint must be applied to wood that has not been previously painted.

1. **PRINCIPAL COLOR OF DWELLINGS.**The principal color of the dwelling and the garage doors must be painted the same color. Acceptable shades of brown, beige, white, or gray can only be used. See approved color charts if necessary or desired.

2. **TRIM COLORS.**Gutters, soffit, fascia board, window, and door trim may be painted complimentary shades of white, brown, beige, gray, muted shades of blue or green, and redwood. See approved color charts if necessary or desired.

3. **ACCENT COLORS.**Shutters, door frames, window frames, and the exterior surfaces of entry doors may be painted a complimentary color. Accent colors will be considered on a case by case basis. Applications must state what will be painted the accent color.

HOA color charts must be returned when promised or you will be charged an appropriate replacement cost.

J. ROOFING MATERIALS AND ADDITIONS

1. **MATERIALS.**Fiberglas or composition asphalt shingles shall be limited to the following colors, unless otherwise approved in writing by the Board/ACC. All roofing material must be comparable or upgraded in quality, to the original builder material.

PREAPPROVED COLORS ARE;

- a. Weathered Wood
- b. Rustic Slate
- c. Rustic Redwood

d. Antique Black...can only be used if the natural color of the brick on the home contains black.

These color names were taken from the Tamko Color Chart. Comparable colors will be acceptable.

Roofing colors any shade lighter than the above listed colors, will not be approved.

2. **ROOF ADDITIONS.**No skylights, solar panels or similar types of additions shall permitted on the front of the roof ridge line and / or gable of a structure.

K. MISCELLANEOUS

1. **BIRDHOUSES.**Pole mounted birdhouses will be permitted without the prior approval of the Board/ ACC only if they are not visible from the street.

2. **AWNINGS.**Awnings which are visible from the street in the front of a lot shall not be permitted. Awnings on the rear portion of a lot must be approved by the Board/ACC. Color and materials are subject to approval by the Board/ ACC. Awnings used for security purposes or inclement weather, will be reviewed on a case by case basis. All awnings must be kept in good repair.

3. **SATELLITE DISH ANTENNAE.**Satellite dish antennae may be approved by the Board/ACC only if they are not visible from the street and are not placed upon an easement.

4. BASKETBALL GOALS...An application for approval to erect a basketball goal must include a plot plan or a scale drawing depicting the location of the goal and its relationship to the adjoining neighbors property. Goals may not be mounted on the house. Basketball goals and posts must be maintained in good condition. A good neighbor policy concerning noise and adjoining neighbors property must be followed.

5. ADDITIONS...Any structure which has a floor and/ or walls and/ or a roof which is contiguous or attached to the house or garage shall be considered an addition. It must be harmonious with the structure to which, the addition is attached. The use of tarps or plastic materials in the final construction of an addition is not permitted.

6. SUNROOMS...A sunroom is any room with glass-enclosed walls or a glass ceiling. The Board/ACC may reject any application to construct a sunroom on a lot on the basis of its overall design and conformity with the existing structures.

7. HOME SECURITY SIGNS...No signs shall be permitted on any lot except for two (2) small, inconspicuous, discreetly 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. Signs must be maintained in good condition. One small, discreetly placed, security decal per window is acceptable.

8. SOLAR SCREENS, WINDOW TINT...The color of any solar screens or window tint must be harmonious with that of the house. If any window in street view is covered, all of the windows on the same side of the building must be covered. Window tint shall be harmonious, shall not be reflective (mirrored) and must be maintained to prevent peeling, cracking, or irregular discoloration. Screen frames must match the window frames.

9. INTERIOR WINDOW TREATMENTS...All interior window treatments, in street view, must be maintained in good condition and repair. Garage door curtains must be harmonious with exterior garage door colors and must be of a solid color (no prints). Aluminium foil on any window in street view is not acceptable.

10. SKATEBOARD RAMPS...Skateboard ramps are not allowed.

11. STORM DOORS AND WINDOWS...Reflective or mirrored glass on storm doors or windows in street view is not acceptable. Glass may be tinted. Aluminium framing and trim are required and must match existing window frames.

12. ARTIFICIAL FLOWERS...Artificial flowers or plants in street view are not permitted.

13. PLANTERS AND FLOWER POTS...Planters or flower pots with dead or no plants will not be permitted in street view.

14. GARBAGE CONTAINERS AND RECYCLING BINS...Garbage cans and recycling bins must be placed out of street view within 24 hours after garbage pickup.

ADOPTED on the date set forth opposite each name to become effective upon recording.

Board of Directors
Ragus Lake Estates
Homeowners Association, Inc.

4-17-95.
Date

By: Debbie Elsaadi
Print name: Debbie Elsaadi

State of Texas
County of Fort Bend

This instrument was acknowledged before me on this 17th day of April, 1995

Angela D. Benson, notary



Notary Public
State of Texas

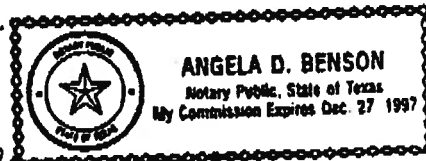
4-17-95.
Date

By: X Kathy S. Nolan
Print name: KATHY S. Nolan

State of Texas
County of Fort Bend

This instrument was acknowledged before me on this 17th day of April, 1995

by Kathy S. Nolan
Angela D. Benson, notary
Notary Public
State of Texas



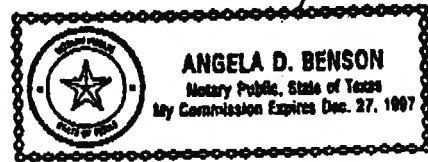
4-17-95
Date

By: X Shirley A. Kreimeyer
Print name: SHIRLEY ANN KREIMEYER

State of Texas
County of Fort Bend

This instrument was acknowledged before me on this 17th day of April, 1995

by SHIRLEY A. KREIMEYER
Angela D. Benson, notary
Notary Public
State of Texas



4-18-95
Date

By: Sue Cancine
Print name: SUE CANCINE

State of Texas
County of Fort Bend

This instrument was acknowledged before me on this 18 day of April, 1995

by Jesse Dunn
Notary Public
State of Texas

