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**NOTICE OF FILING REVISED
CONSTRUCTION AND IMPROVEMENT GUIDELINES FOR
THE RIVER CHASE SUBDIVISION**



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STATE OF TEXAS §
 §
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, NBRC PROPERTY OWNERS ASSOCIATION, INC. (hereinafter the "Association") is a Texas non-profit corporation organized to govern the River Chase Subdivision of Comal County, Texas, pursuant to the Declaration of Covenants, Conditions and Restrictions for NBRC Property Owners Association, recorded as document number 9906010006, 9906027879, 9906031628, 200106021818, 200106021817, 200206017406, 200206039260, 200406019015, 200506020156, 200606019897, 200706001411, Official Public Records of Real Property of Comal County, Texas, (hereinafter collectively called the "Declaration"); and,

~~**WHEREAS,** the Architectural Control Committee of the Association is charged under the Declaration with the authority to grant or withhold architectural control approval of buildings and improvements on Lots (as defined in the Declaration) in the Subdivision; and,~~

WHEREAS, the Architectural Control Committee has determined that it is in the best interests of the Association to establish guidelines for construction of improvements, and created the "River Chase Property Owners Association Construction and Improvement Guidelines" for this purpose, recorded as document number 200906035681, Official Public Records of Real Property of Comal County, Texas, (hereinafter collectively called the "Guidelines"); and,

WHEREAS, the Architectural Control Committee has determined that it is in the best interests of the Association to amend the Guidelines for this purpose;

NOW, THEREFORE, the Association, acting through the Chairman of the Architectural Control Committee for the NBRC Property Owners Association, Inc., does by the signature below certify that the attached River Chase Property Owners Association Construction and Improvements Guidelines were approved by the Architectural Control Committee on the 3/ day of May, 2013, at which a quorum was present, to hereby officially replace the Guidelines in their entirety.

DATED this the 3rd day of June, 2013.

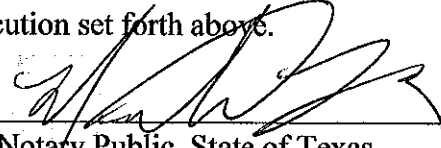
**NBRC PROPERTY OWNERS ASSOCIATION, INC.
A Texas Non-Profit Corporation**

By: Ray Cook
Ray Cook, Architectural Control Committee Chairman

STATE OF TEXAS §
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COUNTY OF COMAL §

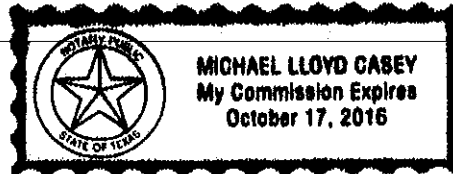


I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Ray Cook, Architectural Control Committee Chairman, NBRC Property Owners Association, Inc., on the date of execution set forth above.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
NBRC Property Owners Association, Inc.
1600 NE Loop 410, Suite 202
San Antonio, Texas 78209



River Chase Property Owners Association Construction and Improvements Guidelines

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Introduction

Authority: River Chase is a single-family residential community governed by the Declaration of Covenants, Conditions, and Restrictions. The POA Board of Directors is entrusted with the responsibility and authority to maintain a reasonable enforcement of the Association's Restrictive Covenants and rules and regulations as stated in Article *RC POA Construction & Improvements Guidelines_ Introduction & Table of Contents*

VIII, Section 8.11 of the Declaration of Covenants, Conditions and Restrictions entitled Power to Enforce Restrictions and Rules and Regulations.

The River Chase Architectural Control Committee (ACC) is entrusted with the responsibility and authority over all construction improvements in the community, initial or alterations, as stated in Article IV, Section 4.01 of the Declaration of the Covenants, Conditions and Restrictions entitled Basic Control.

Purpose: To preserve property values by maintaining a harmonious adherence to a common development plan with respect to the architectural design, placement, appearance, and use of property improvements, a set of Construction and Improvements Guidelines has been developed to assure a uniform interpretation of the River Chase Declarations, Covenants and Restrictions. The Construction Guidelines not only help preserve, protect and enhance property values in the community, but also assure the individual property owner that the ACC applies the review process consistently and that the process is transparent, predictable, and fair.

Completeness: It is not possible to envision all circumstances related to construction of improvements. Therefore, additional guidelines may be established, or the existing guidelines may be modified as needed without prior notice. Any such change in the guidelines will be considered in terms of its impact on an individual property owner as well as the community as a whole.

General Character of the Community: The River Chase community is composed of single-family, residential home sites where the primary structures are predominately constructed of stone or other masonry materials. Although most home sites will not have all of the structures mentioned in these guidelines, no home site will be permitted to have more than one building in any category. The specifications stated in the guidelines are to be considered as minimum acceptable limits. Improved appearance, such as the inclusion of additional stone in the exterior or reduced size (except where a minimum size is specified) will be permitted with prior approval from the ACC.

River Chase Property Owners Association
Construction and Improvements Guidelines
Additions, Improvements or Alterations

Approval

Additions, Improvements or Alterations to construction, colors or other changes to any primary residences, detached buildings, other structures and additional improvements must have a written approval from the Architectural Control Committee (ACC) prior to starting any of the work. The ACC reserves the right to use its discretion in the approval of any addition, improvement, or alteration.

Structural Consideration

Additions, Improvements or Alterations must adhere to the most current guideline as adopted and published in the River Chase Property Owners Construction and Improvements Guidelines. These Guidelines will govern and supersede any prior guidelines with respect to additions, improvements, or alterations proposed following the publication of said Guidelines. Additions, Improvements or Alterations must be of good quality material and construction, must be kept in good repair and be harmonious and consistent with overall appearance of the community.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions, which vary, from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements.

DCCRs Reference:

Construction & Improvements Guidelines -Additions, Improvements or Alterations
5-10-13

3.01 – Single Family Residential Construction

3.03 – Location of the Improvements upon the Tract

3.04 – Use of Temporary Structures

3.05 – Repair of Buildings

3.06 – Alteration or Removal of Improvements

3.07 – Roofing Material

3.08 – Construction in Place

3.09 – Color

3.12 – Walls, Fences and Mail Boxes

3.13 – Antennas, Towers and Satellite Dishes

4.01 – Basic Control

4.04 – Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

All paint specifications, colors, color codes, color samples, and manufacturer

All masonry and siding specifications, types, colors, color codes, and manufacturer

Roofing material specifications, type, color, warranty period and manufacturer

Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four-property lines to the nearest point of the structure.

The site plan must depict all permanent structures that will screen the proposed building from view.

The ACC may visit the site to confirm the proposed location and the effectiveness of the proposed screen structure.

River Chase Property Owners Association
Construction and Improvements Guidelines
Primary Residence

Approval

The plans for construction of the primary residence must have the written approval of the Architectural Control Committee (ACC) prior to commencement of construction. The ACC reserves the right to use its discretion in the approval of a primary residence.

Definition

A place in which a person (s) resides, a dwelling place.

Use

A place of primary residence of a single family.

Size

Every one story residence must have at least one thousand eight hundred (1,800) square feet of air conditioned and heated living area and every two-story residence must have at least two thousand (2,000) square feet of air conditioned and heated living area, with at least one-thousand (1,000) square feet on the ground floor.

Structural consideration

Only one primary residence is permitted on any tract. This residence must be a single family dwelling and must include at least a two-car garage. All garages must be a side or rear entry. This means the vehicular doors must be PARALLEL TO A SIDE OR REAR property line. The ACC may consider a slight, up to a 20-degree variation to this requirement to facilitate the best use of the land. Refer to the examples at the end of this guideline. Every dwelling must be built in place, on the Property. Prefabricated, single or double wide manufactured homes are not permitted. All material used in construction must be new.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements.

Construction

The exterior walls of the primary residence must be at least seventy-five (75) percent masonry, or masonry veneer inclusive of all windows, doors and similar openings. However, all exterior walls visible from the front of the property must be at least seventy-five (75) per cent masonry exclusive of windows, doors and similar openings. Masonry and masonry veneer include material such as stucco, ceramic, tile, clay, brick, rock and other materials commonly referred to as masonry in the New Braunfels, Texas area. Cement fiber siding such as HardiePlank® is not considered masonry and therefore is not used in the masonry calculations. Log houses not meeting the masonry requirement will be considered for approval by the ACC. All wood products must be painted or stained and maintained as needed.

Roofing material must be either slate, stone, concrete tile, clay tile, or other tile of ceramic nature, composition shingles, or metal. The warranty on the roof material must be no less than twenty-five (25) years. Other roof materials may be approved at the sole discretion of the ACC.

Every residence must be equipped with a Class I Aerobic Septic Tank system permitted in writing by the Comal County Engineer's Office. All residences must be served with water and electricity.

Every residence must be constructed on site. The exterior of the residence must be complete within 6 months from the commencement date.

Chemical toilet and a dumpster must be provided at the site during construction.

DCCRs reference:

2.04 – Utility Easements

3.01 – Single Family Residential Construction

3.03 – Location of the Improvements upon the Tract

3.04 – Use of Temporary Structures

3.07 – Roofing Material

3.08 – Construction in Place

3.09 – Color

4.01 – Basic Control

4.04 – Effect of Approval

Plan submission requirements:**Two copies of all documents listed below:**

Application form completed and signed by the property owner

All paint specifications, colors, color codes, color samples and manufacturer

All masonry and siding specifications, types, colors, color codes and manufacturer

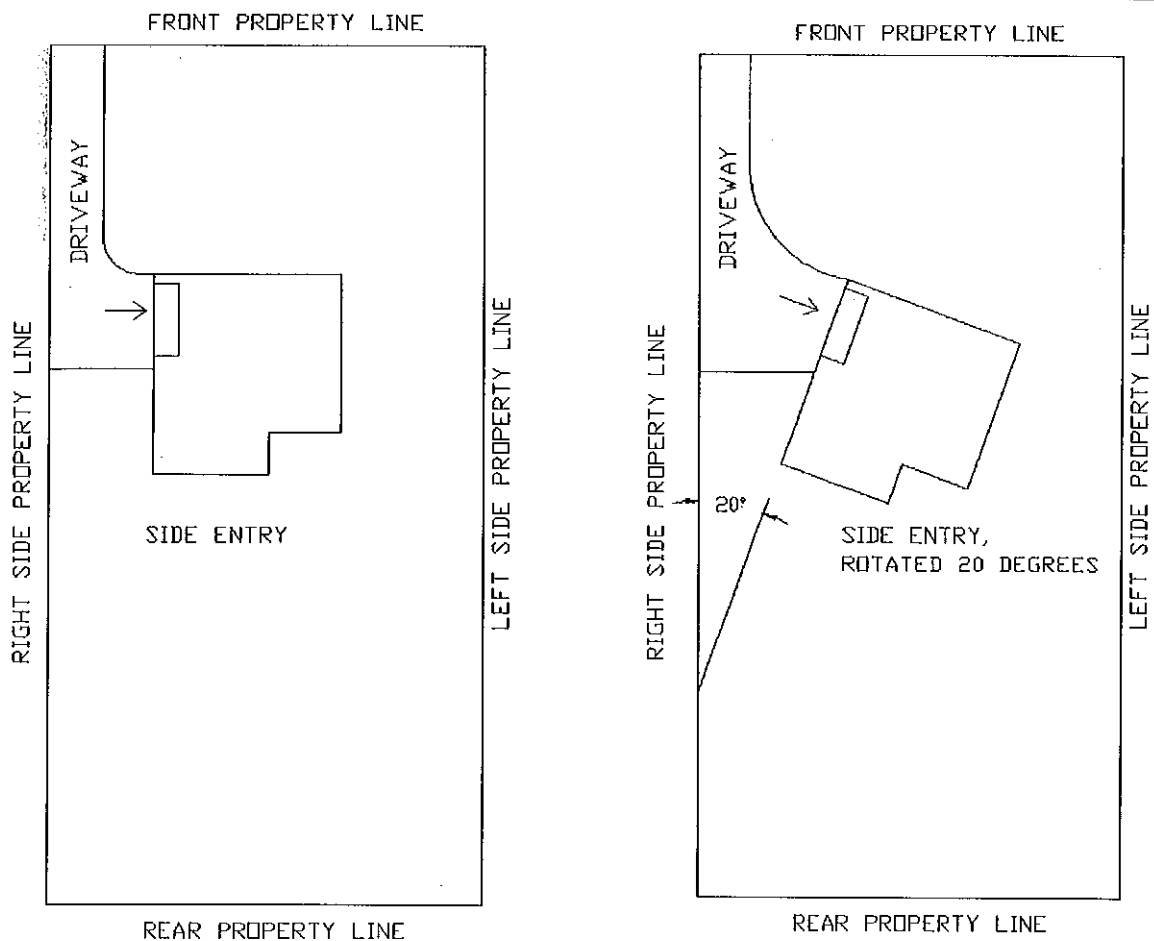
Roofing material specifications, type, color, warranty period and manufacturer

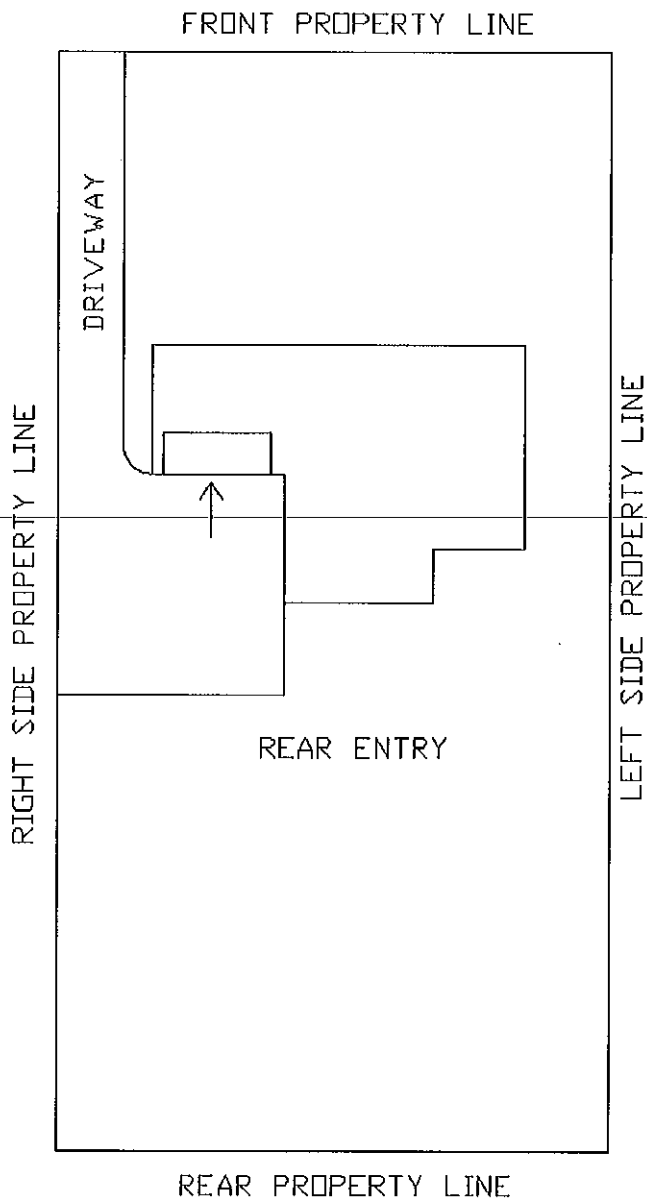
Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked, dimensions must be indicated from all four property lines to the nearest point of the structure.

Floor plan and all elevation drawings

Forms survey for ACC approval is requested prior to pouring of concrete.





River Chase Property Owners Association
Construction and Improvements Guidelines
Porte Cochere

Approval

A Porte Cochere must have written Architectural Control Committee (ACC) approval prior to construction. Porte Cocheres are to be used as a pass through and not as a carport. The ACC reserves the right to use its discretion in the approval of a Porte Cochere.

Definition

A Porte Cochere is a passageway through a building or screen wall designed to let vehicles pass from the street to an interior courtyard or a roofed structure extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of.

Use

A Porte cochere is intended for someone to easily pass through and drop off a passenger. Carports are much like porte cocheres, except the carports are designed for a car to park under them. Porte cocheres are not; they are designed to drop someone off.

Size

Porte Cocheres connected to the main entrance may not exceed fourteen feet in width and twenty two feet in length. Porte Cocheres connected between two structures may not exceed fourteen feet in width.

Structural consideration

All Porte Cocheres must be of the same general construction as the main residence including exterior material on all sides, color, openings, roof pitch and type. Roofing material must match the roofing material of the primary residence and be composition shingles, metal, stone, slate, concrete, clay tile, or other tile of ceramic nature with a minimum twenty-five year warranty. All wood products must be painted or stained and maintained as needed.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-

10. It is the responsibility of the property owner to inform the contractor of the setback requirements

Construction

The construction of a Porte Cochere, as to the exterior finish, must not exceed six (6) months from the start date.

DCCRs reference:

2.04 – Utility Easements

3.01 – Single Family Residential Construction

3.03 – Location of the Improvements upon the Tract

3.07 – Roofing Material

3.08 – Construction in Place

3.09 – Color

4.01 – Basic Control

4.04 – Effect of Approval

Plan submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

All paint specifications, colors, color codes, color samples and manufacturer

All masonry and siding specifications, types, colors, color codes and manufacturer

Roofing material specifications, type, color, warranty period and manufacturer

Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four property lines to the nearest point of the structure.

Floor plan and all elevation drawings

Forms survey for ACC approval is requested prior to pouring of concrete on all structures equal to or larger than 400 square feet.

River Chase Property Owners Association
Construction and Improvements Guidelines
Detached Garage

Approval

In addition to the primary residence, a maximum of three (3) detached buildings may be permitted on any one property, excluding a temporary animal shed and a small structure housing a well head. Only one detached building of each type including a Guest /Servant Quarter and a Detached Garage is permitted on a lot. A detached garage must have written Architectural Control Committee (ACC) approval prior to construction and may not be constructed prior to the primary residence. The ACC reserves the right to use its discretion in the approval of a detached garage.

Definition

A detached garage is a building for parking motor vehicles that is separate from (not attached to) the structure of the primary residence.

Use

A detached garage is used primarily to house/park motor vehicles which are generally defined as a self-propelled vehicle that is operated on public roads and highways.

Size

A detached garage must be suitable for not less than two (2) automobiles, and must have a door or doors of sufficient size to allow two (2) automobiles to be removed independently. The size must not exceed 50% of total heated and cooled living area of the primary residence. The total height may not exceed the height of the primary residence, or 16 feet whichever is less.

Structural consideration

All garages must be of the same general construction as the main residence including exterior material on all sides, color, openings, roof pitch and type. Roofing material must match the roofing material of the primary residence. All wood products must be painted or stained and maintained as needed.

All garages must be a side or rear entry. This means the vehicular doors must be PARALLEL TO A SIDE OR REAR property line. The ACC may consider a slight, up to a 20-degree variation, to this requirement to facilitate the best use of the land. Refer to the examples at the end of this guideline. Lean-to construction will not be permitted.

A restroom facility may be allowed in a detached garage. A restroom is defined as a room containing a toilet and a hand basin, and, optionally, a shower. A bathtub will not be approved in a detached garage.

A restroom facility in a detached garage must not exceed an approximate size of fifty (50) square feet.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements

Construction

A detached garage may not be constructed prior to construction of the main residence. When intended as a primary garage, the detached garage must be completed at the time the primary residence is being completed, and its construction, as to the exterior finish, must not exceed six (6) months from the start date. Secondary detached garage may be built after or while the primary residence is being built provided written ACC approval has been received prior to construction.

DCCRs reference:

2.04 – Utility Easements

3.01 – Single Family Residential Construction

3.03 – Location of the Improvements upon the Tract

3.04 – Use of Temporary Structures

3.07 – Roofing Material

3.08 – Construction in Place

3.09 – Color

4.01 – Basic Control

4.04 – Effect of Approval

Plan submission requirements:

Two copies of all documents listed below:

RC POA Construction & Improvements Guidelines_Detached Garage_5-10-13

Application form completed and signed by the property owner

All paint specifications, colors, color codes, color samples and manufacturer

All masonry and siding specifications, types, colors, color codes and manufacturer

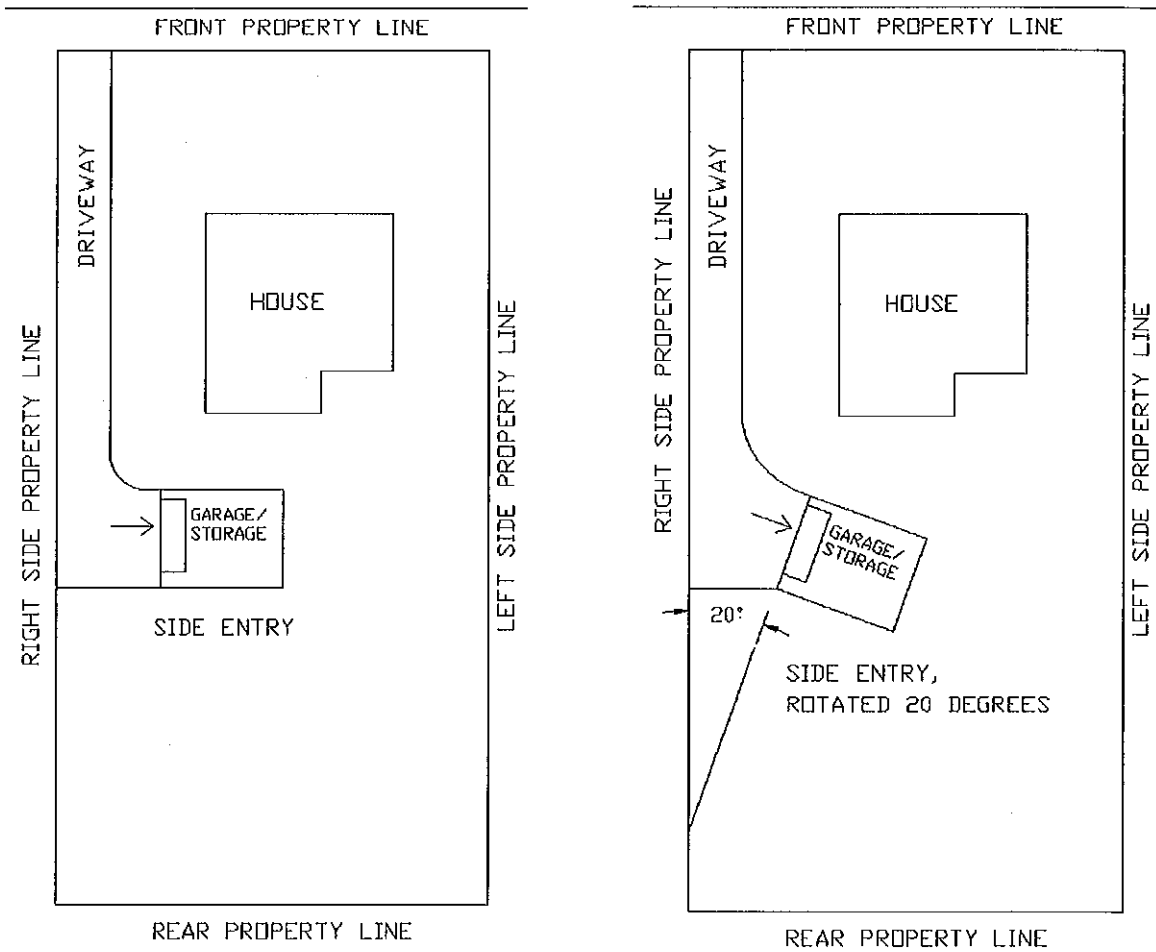
Roofing material specifications, type, color, warranty period and manufacturer

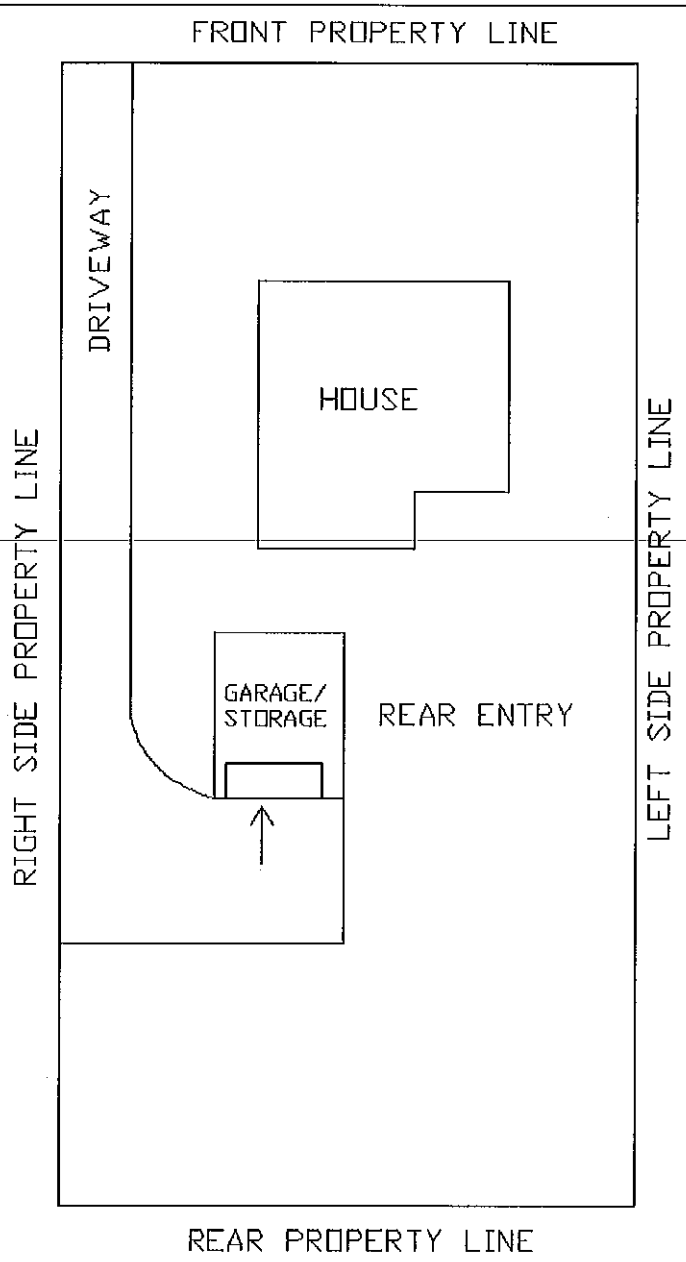
Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four property lines to the nearest point of the structure.

Floor plan and all elevation drawings

Forms survey for ACC approval is requested prior to pouring of concrete on all structures equal to or larger than 400 square feet.





River Chase Property Owners Association
Construction and Improvements Guidelines
Guest/Servant Quarter

Approval

In addition to the primary residence, maximum of (3) detached buildings may be permitted on any one property, excluding a temporary animal shed and a small structure housing a well head. Only one detached building of each type including a Guest/Servant Quarter and a Detached Garage is permitted on a lot. Guest/servant quarters will require written approval from the Architectural Control Committee (ACC) prior to construction. A site plan depicting the requested structure and any existing structures will be required for approval. A guest/servant quarter may be built after or while the main residence is being built. The ACC reserves the right to use its discretion in the approval of a guest/servant quarter.

Definition

A guest/servant quarter is defined as a building, or part of an accessory building, for the accommodation of guests/servants, separate from the main house.

Use

1. The intended use of a guest/servant quarter is for private living, complete with all of the amenities of a home.
2. The guest/servant quarter is restricted to the use of the individual homeowner, their guests, companions, care takers or any other person or persons invited by the homeowner. It is expressly prohibited to use the guest/servant quarters as a separate rental property, or lease property.

Size:

A guest/servant quarter must contain no less than five hundred (500) square feet and no more than one-thousand (1000) square feet. In the event that a guest/servant quarter is constructed as part of another accessory building, the size of said guest/servant quarter is independent of, and will be the governing standard of, any other size restriction of the attached accessory building.

Structural Consideration

A guest/servant quarter must be constructed on a slab foundation unless said guest/servant quarter is located on the second floor of another accessory building. In the event the guest/servant quarter is constructed on the second floor of another accessory building, said accessory building will be required to be constructed on a foundation and the guest/servant quarter size covenant will be the governing standard as to the size of the total structure.

A guest/servant quarter must be of the same construction as the primary residence, and must match the architectural style, roof, trim and all colors of the primary residence. All wood products must be painted or stained and maintained as needed.

If a guest house has an attached or detached garage, the doors must face a side or rear property line. ~~This means the vehicular doors must be PARALLEL TO A SIDE OR REAR property line.~~ The ACC may consider a slight, up to a 20-degree variation to this requirement to facilitate the best use of the land. Refer to the examples at the end of this guideline.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions, which vary, from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements

Guest/servant quarter must not be placed in front of the primary residence; it may be placed behind or beside the primary residence, space permitting. A site plan depicting the requested structure and any other structures on the property, must be completed, and submitted to the ACC for approval before construction begins.

Construction

Guest/servant quarter may be constructed after or while the main residence, which has been approved by the ACC, is being built. Guest/servant quarter must not be constructed on the property before the main residence is constructed. Exterior of any improvement must be completed within six (6) months from the commencement date.

DCCR Reference:

2.04 – Utility Easements

3.01 – Single Family Residential Construction

3.03 – Location of the Improvements upon the Tract

RC POA Construction & Improvements Guidelines_Guest/ Servant Quarter_5-10-13

3.04 – Use of Temporary Structures

3.07 – Roofing Material

3.08 – Construction in Place

3.09 – Color

4.01 – Basic Control

4.04 – Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

All paint specifications, colors, color codes, color samples, and manufacturer

All masonry and siding specifications, types, colors, color codes, and manufacturer

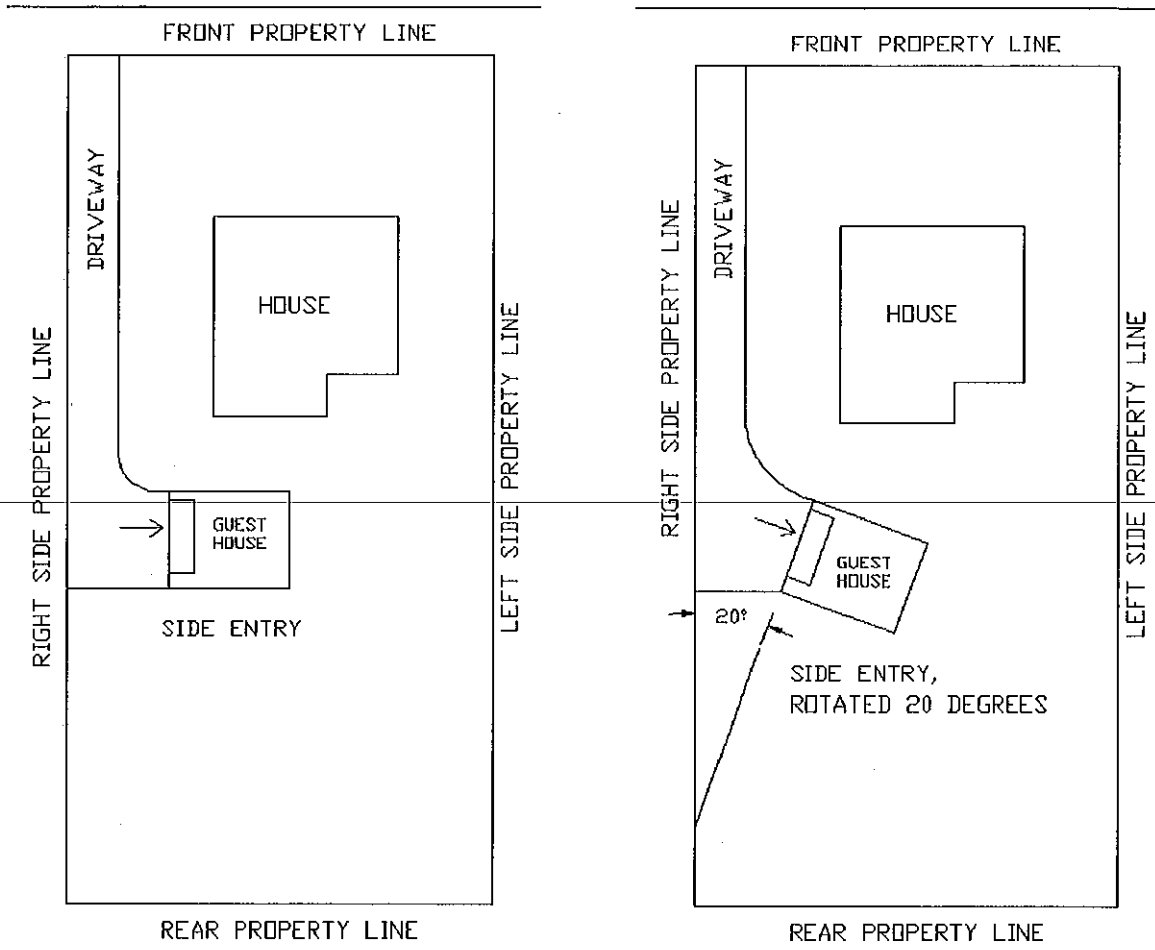
Roofing material specifications, type, color, warranty period and manufacturer

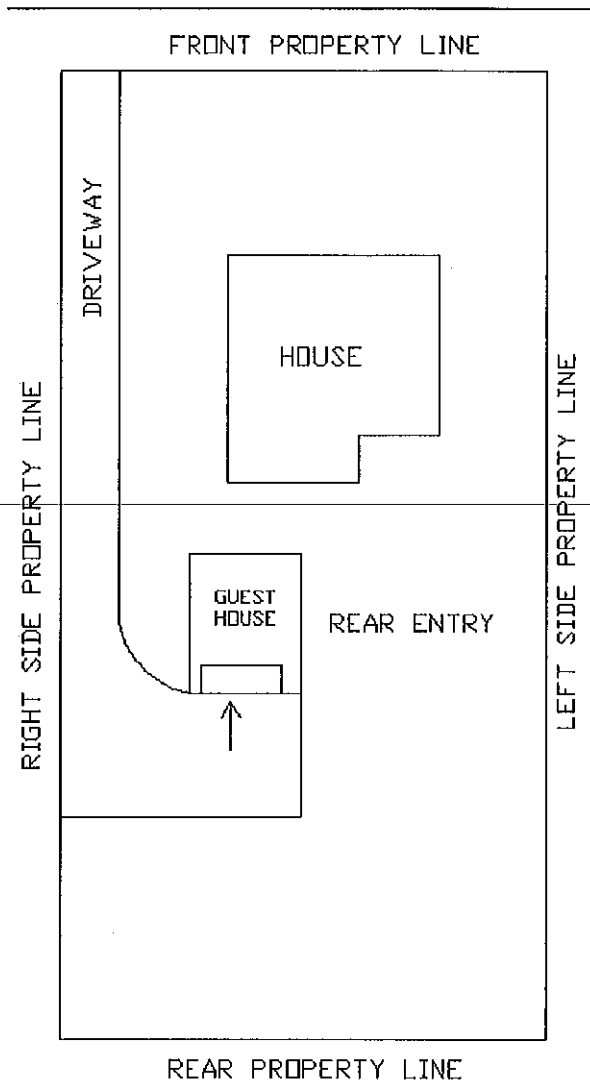
Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four property lines to the nearest point of the structure.

Floor plan and all elevation drawings

Forms survey for ACC approval is requested prior to pouring of concrete on all structures equal to or larger than 400 square feet.





River Chase Property Owners Association
Construction and Improvements Guidelines

**Storage Building, Workshop, Garage Storage for Recreational Equipment, &
Barn**

Approval

In addition to the primary residence, a maximum of three (3) detached buildings may be permitted on any one property, excluding a temporary animal shed and a small structure housing a well head. Only one detached building of each type including a Guest/Servant Quarter and a Detached Garage is permitted on a lot. All detached buildings require written approval from the Architectural Control Committee (ACC) prior to construction. Approvals will be based on lot size and shape, building size, quantities, and configuration. Only a storage building or a barn may be approved for construction on the property prior to the construction of the primary residence. Should a property owner decide to construct a barn or storage building prior to the primary dwelling, a site plan depicting the requested structure must include the location of the future primary dwelling. In addition, no barn or storage building over 600 sq. ft. will be approved prior to the primary dwelling. A workshop or detached garage is not allowed to be built before the primary residence is constructed. Metal or plastic buildings are not allowed and all wood products must be painted or stained. Hardie siding or any other Hardie type product is not considered an approvable masonry product, it will be considered as siding when it comes to masonry calculations. The ACC reserves the right to use its discretion in the approval of any detached building.

Definition

With the exception of the Guest/Servant Quarters, detached buildings are defined as uninhabitable structures including but not limited to storage buildings, workshops, garages for storage of recreational vehicles, barns, temporary animal sheds, pool houses, detached garages, green houses, and tool sheds.

Use

The purpose of a detached building is as follows:

1. Storage building: A place for storing goods, or material related to a single-family residence. (No metal or plastic buildings are allowed and no structure over 600 sq. ft. is allowed prior to the primary dwelling.)

RC POA Construction & Improvements Guidelines__ Storage, Workshop, Garage Storage for recreational Equipment, Barn_5-10-13

2. **Workshop:** A building where non-commercial work such as home repairs, crafts, or hobbies occurs. (No metal or plastic buildings are allowed.)
3. **Garage Storage:** A building for the storage of recreational equipment such as a trailer, camper, boat, personnel water craft, etc. (This does not include a motor coach or any other RV's driven on public roadways. No metal or plastic buildings are allowed.)
4. **Barn:** Where permitted by the DCCR's, a farm building for the sheltering of livestock and the storage of feed, and related implements. (No metal or plastic buildings are allowed and no structure over 600 sq. ft. is allowed prior to the primary dwelling.)
5. **Temporary Animal Shed:** A temporary structure related to educational animal husbandry as explicitly permitted by DCCR Article III, Section 3.19. Refer to the temporary animal shed guideline. (No metal buildings are allowed.)
6. **Pool House:** A structure that is intended to house such amenities as a shower, toilet, sink, and equipment supporting a private swimming pool. Refer to the pool house guideline.
7. **Detached Garage:** A building for parking motor vehicle that is separate from (not attached to) the structure of the primary residence. Refer to the detached garage guideline.
8. **Green House:** A structure enclosed by glass or plastic and used for cultivation or protection of tender plants. Refer to the green house guideline.
9. **Tool Shed:** A small building used for storage. Refer to the tool-shed guideline.

Size:

The total height of any detached building must not exceed the height of the primary residence or 16' feet, whichever is less or as otherwise stated in the applicable building guideline. The following guide will be used to determine the approvable size for detached buildings; approvals will be based on lot size and shape, building size, quantities, and configuration:

A total of two thousand (2,000) square feet may be permitted for the first 1 acre of land, plus an additional five hundred (500) square feet may be allowed for each additional 1 acre of land, provided however that no individual building shall exceed fifty (50) percent of heated and cooled living area of the primary residence or the maximum as otherwise stated in the particular building guideline.

Structural Consideration

RC POA Construction & Improvements Guidelines_ Storage, Workshop, Garage Storage for recreational Equipment, Barn_5-10-13

Any detached building equal to or larger than 400 square feet must be constructed on a concrete slab. If a door six (6) feet wide or wider is planned for the building, this door entrance must face a side or rear property line. This means the doors must be PARALLEL TO A SIDE OR REAR property line. The ACC may consider a slight, up to a 20-degree variation, to this requirement to facilitate the best use of the land. Refer to the examples at the end of this guideline.

Any detached buildings with exterior walls taller than ten feet and or larger than 600 square feet must be constructed of materials that match the primary residence, and it must match the architectural style, roof, trim and all colors. All wood products must be painted or stained and maintained as needed.

All detached buildings except detached garages must be screened from the view of any road(s) and common area(s). Existing topography or added landscaping may be utilized to provide substantial screening making the building significantly less conspicuous from any road(s) or common area(s).

Permanent landscaping must be added within sixty (60) days after completion of the exterior of the structure. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace it as necessary to assure substantial screening at all times.

Plans for screening of the building must be included and submitted to ACC with proposed building plans. The ACC may request a site visit prior to considering any such proposal.

For the purpose of this document, topography or permanent geographic feature is defined as a hill or low-lying area that screens the structure from view from any road and/or common areas.

Permanent landscaping is defined as an existing or planted stand of trees and/or bushes that substantially blocks the view of the building in any season.

In order to maintain consistency and a harmonious appearance within the community, the ACC may request that adornment be added to any building that is not adequately obscured from view from the street(s) and or common area(s)

A restroom facility may be allowed in only one of the detached buildings. A restroom is defined as a room containing a toilet and a hand basin, and, optionally, a shower. A bathtub will only be approved in a Primary residence and Guest/Servant Quarter. The area containing these features should not exceed an approximate size of fifty (50) square feet. The restroom restriction in this paragraph does not apply to Quest/Servant Quarter.

Placement

RC POA Construction & Improvements Guidelines_ Storage, Workshop, Garage Storage for recreational Equipment, Barn_5-10-13

Building setback requirements must be met as stated in Section 3.03 of the Covenants. A storage building, workshop, barn, or a garage for storing recreational vehicles must be located behind the primary residence, and be closer to the back than to the front property line. Every effort must be made to locate the building in such a way that it is not visible from the neighboring properties, from the street(s) or common areas. The property owner is responsible for informing the contractor of the setback requirement.

Construction

A workshop or a detached garage must not be constructed on the property before the main residence is constructed. A barn or a storage building may be constructed before the primary residence is built, provided it is approved by the ACC, is placed on the rear half of the property, and it is behind the intended dwelling site. No barn or storage building larger than 600 sq. ft. will be allowed prior to the construction of the primary dwelling and no metal or plastic buildings are allowed. Lean-to construction will not be permitted. The exterior of any improvement must be completed within six (6) months from the commencement date.

DCCR Reference:

- 2.04 – Utility Easements
- 3.01 – Single Family Residential Construction
- 3.03 – Location of the Improvements upon the Tract
- 3.04 – Use of Temporary Structures
- 3.07 – Roofing Material
- 3.08 – Construction in Place
- 3.09 – Color
- 4.01 – Basic Control
- 4.04 – Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

RC POA Construction & Improvements Guidelines_ Storage, Workshop, Garage Storage for recreational Equipment, Barn_5-10-13

Application form completed and signed by the property owner

All paint specifications, colors, color codes, color samples, and manufacturer

All masonry and siding specifications, types, colors, color codes, and manufacturer

Roofing material specifications, type, color, warranty period and manufacturer

Construction rules signed by the property owner

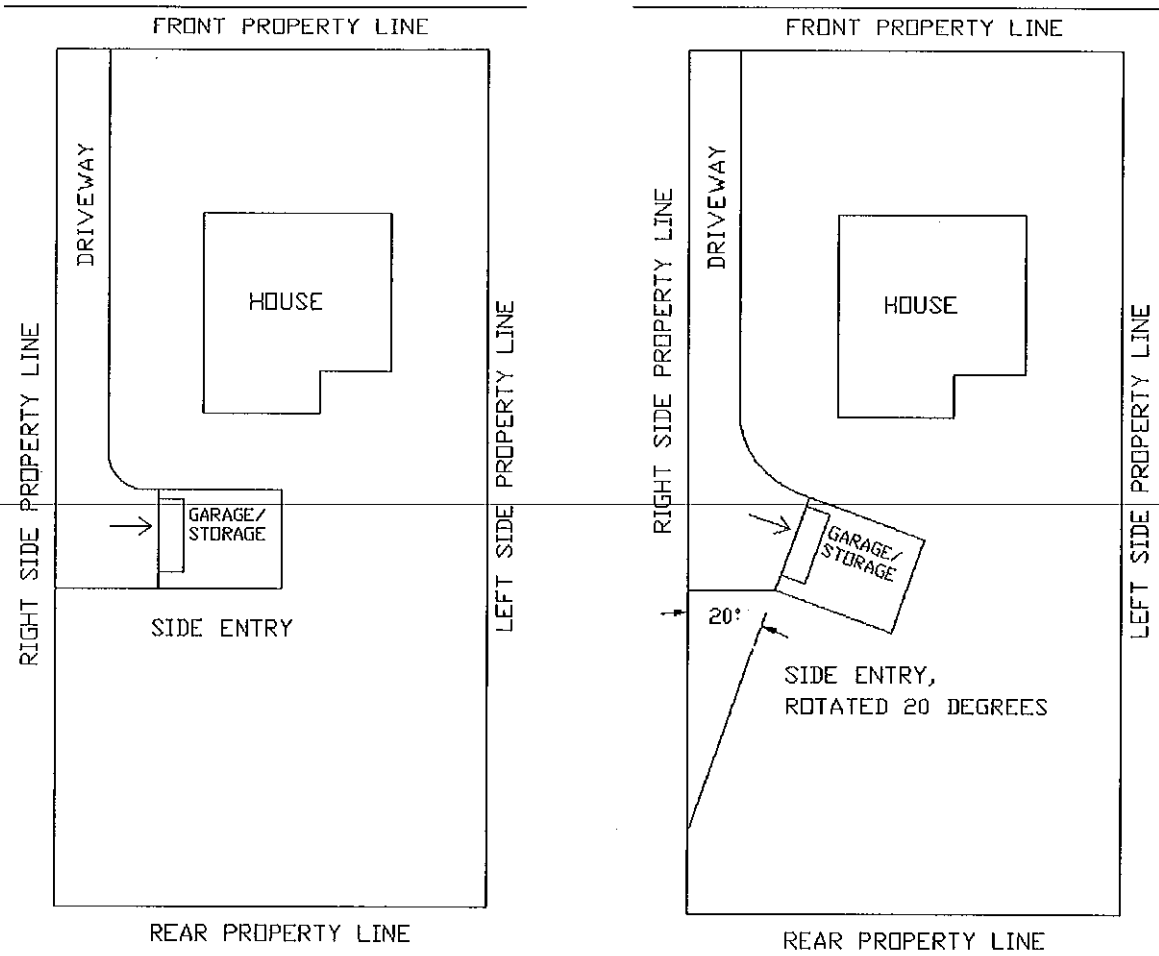
Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four-property lines to the nearest point of the structure.

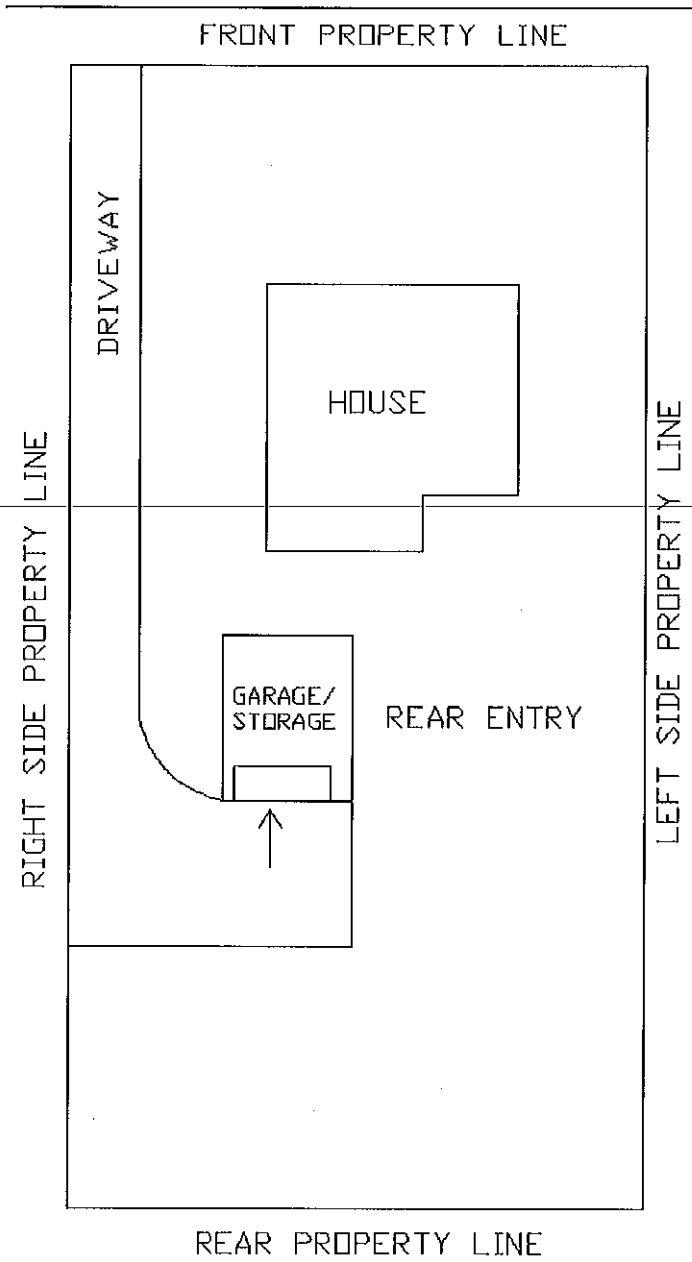
The site plan must depict all permanent structures that will screen the proposed building from view.

The ACC may visit the site to confirm the proposed location and the effectiveness of the proposed screen structure.

Floor plan and all elevation drawings

Forms survey for ACC approval is requested prior to pouring of concrete on all structures equal to or larger than 400 square feet.





River Chase Property Owners Association
Construction and Improvements Guidelines
Tool Shed

Approval

In addition to the primary residence, a maximum of three (3) detached buildings may be permitted on any one property, excluding a temporary animal shed and a small structure housing a well head. Only one detached building of each type including a Guest/Servant Quarter and a Detached Garage is permitted on a lot. A tool shed building must have written approval from the Architectural Control Committee (ACC) prior to being constructed, altered, or placed on the property. Approval will be based on lot size and shape, building size, quantities, and configuration. An application must depict the proposed building, and all other structures present on the property. Lean-to structures will not be permitted. The ACC reserves the right to use its discretion in the approval of shed structures.

Definition

A tool shed is defined as a small building used for storage.

Use

A shed is typically used to store lawn maintenance tools, implements, and other small miscellaneous items.

Size

A typical shed must not exceed two-hundred (200) square feet, and ten (10) feet in total height.

Structural consideration

A tool shed must be enclosed on all four sides. If a door six (6) feet wide or wider is planned for the building, this door entrance must face a side or rear property line. A tool shed must be screened from the view of any road(s) and common area(s). Existing topography or added landscaping may be utilized to provide substantial screening making the building significantly less conspicuous from any road(s) or common area(s).

Permanent landscaping must be added within sixty (60) days after completion of the exterior of the structure. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace it as necessary to assure substantial screening at all times.

Plans for screening of the building must be included and submitted to ACC with proposed building plans. The ACC may request a site visit prior to considering any such proposal.

For the purpose of this document topography or permanent geographic feature is defined as a hill or low-lying area that screens the structure from view from any road and/or common areas.

Permanent landscaping is defined as an existing or planted stand of trees and/or bushes that substantially blocks the view of the building in any season.

In order to maintain consistency and a harmonious appearance within the community, the ACC may request that adornment be added to any building that is not adequately obscured from view from the street(s) and or common area(s)

Permanent geographic feature is defined as a hill or low-lying area that screens the structure from view.

Permanent landscape feature is defined as an existing or planted stand of trees and bushes that screen the view of the structure in any season.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements

A shed structure must be located behind the primary residence, and be closer to the back than to the front property line. Every effort must be made to locate the building in such a way that is not visible from the neighboring properties and road(s).

Construction

A shed must not be constructed on the property before the main residence is constructed. The construction material may be masonry, wood, and cement fiber siding such as HardiePlank®. All wood products must be painted or stained and maintained as needed. If the building is located on uneven ground, the structure must be skirted. Lean-to construction will not be permitted. The exterior of any improvement must be completed within six (6) months from the commencement date.

DCCR Reference:

2.04 – Utility Easements

3.01 – Single Family Residential Construction

3.03 – Location of the Improvements upon the Tract

RC POA Construction & Improvements Guidelines _ Tool Shed _ 5-10-13

3.07 – Roofing Material

3.08 – Construction in Place

3.09 – Color

4.01 – Basic Control

4.04 – Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

All paint specifications, colors, color codes, color samples and manufacturer

All masonry and siding specifications, types, colors, color codes and manufacturer

Roofing material specifications, type, color, warranty period and manufacturer

Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four property lines to the nearest point of the structure.

The site plan must depict all permanent structures that will screen the proposed building from view.

The ACC may visit the site to confirm the proposed location and the effectiveness of the proposed screen structure.

Floor plan and all elevation drawings

River Chase Property Owners Association
Construction and Improvements Guidelines
Temporary Animal Shed

Approval

All shed buildings must have written approval from the Architectural Control Committee (ACC) prior to being constructed, altered, or placed on the property. Only one detached building of each type is permitted on a lot. An animal shed may not be placed or constructed on the property before the primary residence is constructed. An animal shed may be approved for horses when permitted under the Covenants, and for animals being raised under the 4H and FFA programs. Pigs and hogs are not permitted under any circumstances or programs. A temporary animal shed no longer used in 4-H, or FFA projects must be removed from the property unless it is converted to an approved stable, barn, or tool shed structure. The ACC reserves the right to use its discretion in the approval of temporary animal shed structures.

Definition

A temporary animal shed is defined as a small building used to shelter animals.

Use

An animal shed is typically used to provide shelter to animals

Size

A typical animal shed must not exceed two-hundred (200) square feet, and must not exceed a total height of ten (10) feet.

Structural consideration

If a door six (6) feet wide or wider is planned for the building, this door entrance must face a side or rear property line. If the shed has three sides, the open side must face the interior of the property. All wood products must be painted or stained and maintained as needed. A temporary animal shed must be screened from the view of any road(s) and common area(s). Existing topography or added landscaping may be utilized to provide substantial screening making the building significantly less conspicuous from any road(s) or common area(s).

Permanent landscaping must be added within sixty (60) days after completion of the exterior of the structure. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace it as necessary to assure substantial screening at all times.

Plans for screening of the building must be included and submitted to ACC with proposed building plans. The ACC may request a site visit prior to considering any such proposal.

For the purpose of this document topography or permanent geographic feature is defined as a hill or low-lying area that screens the structure from view from any road and/or common areas.

Permanent landscaping is defined as an existing or planted stand of trees and/or bushes that substantially blocks the view of the building in any season.

In order to maintain consistency and a harmonious appearance within the community, the ACC may request that adornment be added to any building that is not adequately obscured from view from the street(s) and or common area(s)

Permanent geographic feature is defined as a hill or low-lying area that screens the structure from view.

Permanent landscape feature is defined as an existing or planted stand of trees and bushes that screen the view of the structure in any season.

If the animal shed can be seen from a neighbor's yard, every effort must be made to conceal it from the neighbor's view with the use of the new shrubs, existing trees or other landscaping features.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for setback limits which vary from Units 1-3 and Units 4-10. All shed structures must be located behind the primary residence, and be closer to the back than to the front property line. Every effort must be made to locate the building in such a way that is not visible from the neighboring properties, common area, and roads. The property owner is responsible for informing the contractor of the setback requirements.

Construction

A shed must not be constructed on the property before the main residence is constructed. Lean-to construction will not be permitted. The exterior of any improvement must be completed within six (6) months from the commencement date.

DCCR Reference:

2.04 – Utility Easements

3.01 – Single Family Residential Construction

3.03 – Location of the Improvements upon the Tract

3.07 – Roofing Material

3.08 – Construction in Place

3.09 – Color

4.01 – Basic Control

4.04 – Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

All paint specifications, colors, color codes, color samples and manufacturer

All masonry and siding specifications, types, colors, color codes and manufacturer

Roofing material specifications, type, color, warranty period and manufacturer

Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four property lines to the nearest point of the structure.

The site plan must depict all permanent structures that will screen the proposed building from view.

The ACC may visit the site to confirm the proposed location and the effectiveness of the proposed screen structure.

Floor plan and all elevation drawings

River Chase Property Owners Association
Construction and Improvements Guidelines
Pool House

Approval

In addition to the primary residence, a maximum of three (3) detached buildings may be permitted on any one property. Excluding a temporary animal shed and a small structure housing a well head, only one detached building of each type including a Guest/Servant Quarter and a Detached Garage is permitted on a lot. A pool house must have written approval from the Architectural Control Committee (ACC) prior to construction and may not be constructed before the primary residence. Approvals will be based on lot size and shape, building size, quantities, and configuration. The ACC reserves the right to use its discretion in the approval of pool houses.

Definition

A pool house is defined as a structure that is intended to house such amenities as a shower, toilet, sink, a changing area, and equipment supporting a private swimming pool.

Use

In addition to mechanical equipment related to the operation of a pool, a pool house is intended to provide restroom facilities and space for showering and changing clothes.

Size:

A pool house may not be larger than five-hundred (500) square feet, and its total height must not exceed the height of the primary residence or 16' feet, whichever is less.

Structural Consideration

A pool house may have a shower, toilet, sink and a changing area. Bathtubs will not be approved in a pool house. The plumbing must be connected to an approved septic system.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements.

Construction

A pool house and pool must not be constructed on the property before the main residence is constructed. A pool house must be constructed of the same materials as the primary residence and must be placed on a concrete slab. All wood products must be painted or stained and maintained as needed. Lean-to construction will not be permitted. The exterior construction of any improvement must be completed within six (6) months from the commencement date.

DCCR Reference:

2.04 – Utility Easements

3.01 – Single Family Residential Construction

3.03 – Location of the Improvements upon the Tract

3.07 – Roofing Material

3.08 – Construction in Place

3.09 – Color

4.01 – Basic Control

4.04 – Effect of Approval

Plan Submission requirements:**Two copies of all documents listed below:**

Application form completed and signed by the property owner

All paint specifications, colors, color codes, color samples and manufacturer

All masonry and siding specifications, types, colors, color codes and manufacturer

Roofing material specifications, type, color, warranty period and manufacturer

Construction rules signed by the property owner

3

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four property lines to the nearest point of the structure.

Floor plan and all elevation drawings

River Chase Property Owners Association
Construction and Improvements Guidelines
Greenhouse

Approval

In addition to the primary residence, a maximum of three (3) detached buildings may be permitted on any one property, excluding a temporary animal shed and a small structure housing a well head. Only one detached building of each type including a Guest/Servant Quarter and a Detached Garage is permitted on a lot. All greenhouses require Architectural Control Committee (ACC) approval prior to construction on the property. Approvals will be based on lot size and shape, building size, quantities, and configuration. A greenhouse may be built after or while the main residence is being built. The ACC reserves the right to use its discretion in the approval of greenhouses.

Definition/Use

A greenhouse is defined as a structure enclosed by glass or plastic and used for the cultivation or protection of tender plants.

Size

Only greenhouses typically found in a residential setting are allowed. Commercially sized greenhouses are not allowed.

Small greenhouses which do not exceed three hundred (300) square feet in floor space and have a plate height no greater than eight (8) feet, shall not exceed a total height of twelve (12) feet.

Since greenhouse structures are typically utilized to store materials and supplies, in addition to plants, opaque walls should be provided to screen all materials which are not live plants from external view.

Greenhouses which exceed three hundred (300) square feet in floor space or eight (8) feet in plate height shall be considered to be a workshop and, if permitted, must be built on a concrete footing and must be adorned to a minimum height of three (3) feet from the ground level with masonry material matching the primary residence.

Structural consideration

The span-type greenhouse with a double-sloped or A-shaped roof is allowed.

The lean-to greenhouse with only one roof slope attached to another building is not allowed.

Framing materials may include aluminum, galvanized steel, or such woods as redwood, cedar or cypress. All wood products must be painted or stained and maintained as needed.

Glazing material may include glass, or plastic such as polycarbonate. The panels must be rigid.

The structure must be of durable materials and construction with a minimum five (5) year warranty, and must be able to withstand EF0 wind speeds (65-85 mph) without significant damage.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements

The greenhouse must be located behind the primary residence, and be closer to the back than to the front property line. Every effort must be made to locate the structure so that it is screened from any road (s) and common areas. On site topography or added landscaping may be utilized to provide substantial screening making the building significantly less conspicuous from any road(s) or common area(s).

Permanent landscaping must be added within sixty (60) days after completion of the exterior. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace as necessary to assure substantial screening at all times.

Plans for screening of the building must be included and submitted to ACC with proposed building plans. ACC may request a site visit.

For the purpose of this document topography or permanent geographic structure is defined as a hill or low-lying area that screens from view.

Permanent landscaping is defined as an existing or planted stand of trees and bushes that substantially blocks the view of the building in any season.

Construction

A greenhouse may not be constructed on the property prior to the main residence.

DCCR Reference:

2.04-Utility Easements

3.03-Location of the Improvements upon the Tract

3.08-Construction in Place

3.09-Color

4.01-Basic Control

4.04-Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

Specifications for all materials used in the construction

Elevation drawings

Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked; dimensions must be indicated from all four property lines to the nearest point of the structure.

The site plan must depict all permanent structures that will screen the proposed building from view.

For pre-fabricated units, specifications including wind load and length of warranty must be submitted.

The ACC may visit the site to confirm the proposed location and the effectiveness of the proposed screening.

River Chase Property Owners Association
Construction and Improvements Guidelines
Well House

Approval

All well houses must have written approval from the Architectural Control Committee (ACC) prior to construction. The ACC reserves the right to use its discretion in the approval of well houses.

Definition

A well house is defined as a small structure constructed over a well pump and or pressure tank along with all associated valving and piping.

Use

The intended use for a well house is to preserve and protect a well pump and pressure tank along with all associated valving and piping. A well house may be used to store yard and garden tools.

Size:

A well house may not be larger than one-hundred (100) square feet. Total height may not exceed ten (10) feet.

Structural Consideration

A well house must be enclosed on all four sides and it may have a removable roof. If a door six (6) feet wide or wider is planned for the building, this door entrance must face a side or rear property line. A well house must be screened from the view of any road(s) and common area(s). Existing topography or added landscaping may be utilized to provide substantial screening making the building significantly less conspicuous from any road(s) or common area(s).

Permanent landscaping must be added within sixty (60) days after completion of the exterior of the structure. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace it as necessary to assure substantial screening at all times.

Plans for screening of the building must be included and submitted to ACC with proposed building plans. The ACC may request a site visit prior to considering any such proposal.

For the purpose of this document topography or permanent geographic feature is defined as a hill or low-lying area that screens the structure from view from any road and/or common areas.

Permanent landscaping is defined as an existing or planted stand of trees and/or bushes that substantially blocks the view of the building in any season.

In order to maintain consistency and a harmonious appearance within the community, the ACC may request that adornment be added to any building that is not adequately obscured from view from the street(s) and or common area(s).

Permanent geographic feature is defined as a hill or low-lying area that screens the structure from view.

Permanent landscape feature is defined as an existing or planted stand of trees and bushes that screen the view of the structure in any season.

Placement

If practical, building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for setback limits which vary from Units 1-3 and Units 4-10. It is the property owner's responsibility to inform the well drilling company about the setback requirements.

Construction

A well house must not be constructed on the property before the main residence is constructed. Well houses shall be constructed of quality materials, preferably of the same materials as the primary residence. The construction material may be masonry, wood, and cement fiber siding such as HardiePlank®. All wood products must be painted or stained and maintained as needed. If the building is located on uneven ground, the structure must be skirted. Lean-to construction will not be permitted. The exterior of any improvement must be completed within six (6) months from the commencement date.

DCCR Reference:

- 2.04 – Utility Easements
- 3.01 – Single Family Residential Construction
- 3.03 – Location of the Improvements upon the Tract
- 3.07 – Roofing Material
- 3.08 – Construction in Place

3.09 – Color

4.01 – Basic Control

4.04 – Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

All paint specifications, colors, color codes, color samples and manufacturer

All masonry and siding specifications, types, colors, color codes and manufacturer

Roofing material specifications, type, color, warranty period and manufacturer

Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four property lines to the nearest point of the structure.

Floor plan and all elevation drawings

River Chase Property Owners Association
Construction and Improvements Guidelines
Well and Rain Water Storage Tanks

Approval

All water storage tanks must have written approval from the Architectural Control Committee (ACC) prior to construction. The ACC reserves the right to use its discretion in the approval of water storage tanks.

Definition

A water storage tank is defined as a tank used to store water for consumption at a later time.

Use

The intended use for a water storage tank is to store well water or to capture and store runoff water from roof tops.

Size:

The total height of a well water storage tank must not exceed twelve (12) feet.

The total diameter of a well water storage tank must not exceed twelve (12) feet.

The size of an above ground rain water storage tank depends on the ability to completely screen the tank from view while maintaining architectural compatibility with the primary residence.

There is no size limit for storage tanks buried below ground.

If one well water tank does not meet the desired water storage capacity, an additional water storage tank may be considered.

Structural Consideration

Every effort must be made to screen well water storage tanks from view of the street(s), any common grounds, and adjacent properties. Above ground rain water storage tanks must be totally screened from view of the street(s), any common grounds, and adjacent properties, if there is reasonably sufficient area on the owner's property to do so, and if it may be done economically. Screening may be accomplished by burying the tank in the ground, or by the use of an approved fence or wall, permanent topography, or permanent landscaping.

Existing topography or added landscaping may be utilized to provide substantial screening making the structure significantly less conspicuous from any road(s) or common area(s).

Permanent landscaping must be added within sixty (60) days after completion of the exterior of the structure. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace it as necessary to assure substantial screening at all times.

Plans for screening of the structure must be included and submitted to ACC with proposed building plans. The ACC may request a site visit prior to considering any such proposal.

For the purpose of this document topography or permanent geographic feature is defined as a hill or low-lying area that screens the structure from view from any road and/or common areas.

Permanent landscaping is defined as an existing or planted stand of trees and/or bushes that substantially blocks the view of the building in any season.

Permanent geographic feature is defined as a hill or low-lying area that screens the structure from view.

Permanent landscape feature is defined as an existing or planted stand of trees and bushes that screen the view of the structure in any season.

Placement

If practical, well water storage tanks must meet building setback requirements as stated in Section 3.03 of the Covenants. Please refer to the Covenants for setback limits which vary from Units 1-3 and Units 4-10. Above ground Rain Water storage tanks must meet setback requirements and they must be placed behind the rear line of the primary residence. Rain water storage tanks buried below ground may be placed in the building setbacks. The property owner is responsible for informing the contractor of the setback requirements.

Construction

Well water storage tanks must be made of concrete. Rain water storage tanks may be made of concrete, plastic, fiberglass, or metal. Above ground rain water storage tanks must be of commercial grade and quality.

DCCR Reference:

- 2.04 – Utility Easements
- 3.01 – Single Family Residential Construction
- 3.03 – Location of the Improvements upon the Tract
- 3.08 – Construction in Place

3

3.09 – Color

4.01 – Basic Control

4.04 – Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

Construction rules signed by the property owner

All tank specifications, type of material, height, width, color, warranty period

All paint specifications, colors, color codes, color samples and manufacturer

All masonry and siding specifications, types, colors, color codes and manufacturer

Site plan with all approved and proposed structures along with all setback dimensions clearly marked, dimensions must be indicated from all four property lines to the nearest point of the structure.

River Chase Property Owners Association
Construction and Improvements Guidelines
Walls, Fences and Dog Runs

Approval

Walls and fences, including those which form dog runs or animal pens, must have a written approval from the Architectural Control Committee (ACC) before being constructed. Unless otherwise specifically permitted by the ACC, they may not be constructed of materials other than of wood, metal, masonry, masonry veneer, stone, or wire. Chained link wire is explicitly prohibited except where utilized in a proscribed manner as a part of an approved dog run. The ACC reserves the right to use its discretion in the approval of walls, fences, and dog runs.

Definition

A wall or fence is defined as a freestanding structure designed to restrict or prevent movement across a boundary. A dog run is a fenced-in area used to contain dogs.

Walls which enclose an area adjacent to a building will be considered a part of that building for the purpose of building setback requirements.

Use

A wall or fence is typically used as a barrier intended to prevent escape or intrusion or to mark a boundary.

Size

All fences must be a minimum of 2 feet tall and a maximum of 7 feet in height.

Structural consideration

All walls and fences, unless otherwise specifically permitted by the ACC, may not be constructed of materials other than of wood, metal, masonry, masonry veneer, stone, or wire. No bark will be permitted on any wood products; it must be removed to allow proper staining and painting. Electrical wire and chain link fencing shall not be permitted. Any fenced in area used to house animals must respect the setback requirements. Chain link fence material may be used for a dog run provided, however, such fence shall be hidden from sight by an additional fence built in accordance with section 3.12 of the covenants.

No fencing confining any dog or other animal shall be placed within the building setback area unless such area constitutes a yard. Such yard shall encompass at least 1/3 of an acre which, is equal to 14,520 sq/ft and shall include at least one entrance to the primary dwelling. No sheds, roofs, or other form of shelter shall be placed on, or over, the building setbacks. No fencing intended to confine animals quartered on the property shall exceed 5 ft in height.

A dog run may be screened from view of the road(s) or common areas by existing topography or added landscaping to provide substantial screening making the structure significantly less conspicuous from any road(s) or common area(s).

Permanent landscaping must be added within sixty (60) days after completion of the dog run. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace it as necessary to assure substantial screening at all times.

Plans for screening of the dog run must be included and submitted to ACC with proposed building plans. The ACC may request a site visit prior to considering any such proposal.

For the purpose of this document topography or permanent geographic feature is defined as a hill or low-lying area that screens the structure from view from any road and/or common areas.

Permanent landscaping is defined as an existing or planted stand of trees and/or bushes that

All fences must be painted and or stained on both sides and the color of such paint or stain must be approved by the ACC.

Any portion of a privacy fence must be constructed in such a way that the posts, railing and braces face inward toward the interior of the property and the pickets attached with smooth side facing out toward the property lines.

Placement

Walls and fences may be placed on the property lines or to the interior of the property lines. Privacy fences may not be erected any closer to the front property line than the front of the primary residence. Only ornamental style fencing will be allowed beyond the front of the primary residence.

Construction

Walls and fences may be erected prior to the main dwelling but must be approved by the ACC prior to being constructed. A site plan must be submitted depicting the requested wall and or fence and the location of the future residence.

DCRs reference:

2.04 – Utility Easements

RC POA Construction & Improvements Guidelines_Wall, Fences & Dog Runs_7-21-12

3

3.08 – Construction in Place

3.09 – Color

3.12 – Walls, Fences, and Mail Boxes

3.19 – Animal Husbandry

4.01 – Basic Control

4.04 – Effect of Approval

Plan submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

Construction rules signed by the property owner

Site plan with location of wall, fence, gates and all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four property lines to the nearest point of the structure.

Indicate location and size of all gates

Specification / type of material being used including kind of posts and gates

Include a picture or sketch of the wall, fence and gates. Indicate how tall the wall or fence will be.

Color of paint or stain: paint chips, paint brand, code and name

Color of brick, stucco, rock, and brand

River Chase Property Owners Association
Construction and Improvements Guidelines
Flag Poles

Approval

Flag poles require a written approval from Architectural Control Committee (ACC) prior to being placed on any property. Flag poles will not be permitted on any property prior to the construction of the main residence. The ACC reserves the right to use its discretion in the approval of flag poles.

Definition

A flagpole is a pole on which a flag is raised and flown. For the purpose of these guidelines, a flagpole is a "property improvement," and subject to ACC approval.

Use

Flags and flagpoles are typically used to display identity, respect, association, and pride.

Size

Poles can be free standing or attached to a structure.

Poles attached to the side of a structure may not extend more than ten (10) feet above the point where the pole intersects the edge of the roof.

The size of any free-standing pole needs to be appropriate for the height of the residence. In general, for a one-story residence, the pole height must not exceed twenty (20) feet from the ground level. For a two-story residence, twenty-five (25) feet may be acceptable.

Structural consideration

Only one permanent free-standing pole may be permitted on any lot. Multiple poles are indicative of a non-residential environment. Multiple short poles in a temporary holiday display (such as Flag Day or the 4th of July) are not considered to fall under these standards. Flags used to advertise commercial enterprise, or business will not be permitted.

Placement

The placement of the pole is subject to ACC approval. The proposed location will be evaluated taking in to consideration the aesthetic appearance and harmony with surroundings. Please

reference the Covenants for setback limits which vary from Units 1-3 & Units 4-10. The property owner is responsible for informing the contractor of the setback requirements.

Construction

A flag pole must be of sturdy material and construction, and must be maintained in good repair at all times.

DCCRs reference:

2.04 – Utility Easements

3.01 – Single Family Residential Construction

3.03 – Location of the Improvements upon the Tract

3.09 – Color

3.13—Antennas, Towers, and Satellite Dishes

3.18--Signs

4.01 – Basic Control

4.04 – Effect of Approval

Plan submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked, dimensions must be indicated from all four property lines to the nearest point of the structure.

Specification of flag pole material and design.

River Chase Property Owners Association
Construction and Improvements Guidelines
Antenna/Tower/Satellite Dish

Approval

Antennas, towers, and satellite dishes must have a written approval from the Architectural Control Committee (ACC) prior to placement, unless they are a standard dish provided and installed by a service provider such as Direct TV or Dish Network and they adhere to the guidelines listed below.

All antennas, towers, and satellite dishes must adhere to the Restrictive Covenants, Article III Section 3.13 **Antennas, Towers, and Satellite Dishes**. Please reference the Covenants for setback limits which vary from sections 1-3 & sections 4-10. **The Federal Communications Commission (FCC) Over-the-Air Reception Devices (OTARD)** rule, adopted by the FCC in 1996, are not intended for amateur radio. See Federal Preemption of State and Local Regulations Pertaining to Amateur Radio Facilities, Memorandum Opinion and order, PRB, PRB-1, 101 FCC 2d 952 (1985) (PRB-1).

Nothing in the guidelines shall be enforced in any way that, with respect to any antenna or satellite dish used for reception of any commercial non-broadcast communications signals transmitted via wireless technology to and/or from a fixed customer location (not including AM radio, FM radio, amateur ("HAM") radio, Citizen's Band (CB) radio, and Digital Audio Radio Service (DARS) signals) (i) Unreasonably delays or prevents installation, maintenance, or use; (ii) Unreasonably increases the cost of installation, maintenance, or use; or (iii) Precludes reception or transmission of an acceptable quality signal."

Definition and Use

An antenna and or satellite dish is a device used to facilitate the reception of a radio and or television signals.

Size

Only those antennas/towers/satellite dishes typically measuring one meter or less in diameter will be allowed.

Structural Considerations

1. The diameter of a satellite dish may not exceed one meter.
2. Antenna or mast mounted on the roof of a structure may not extend more than ten (10) feet above the base mounting point.
3. Antenna or mast attached to the side of a structure may not extend more than ten (10) feet above the point where the mast intersects the edge of the roof
4. Free standing antenna or mast must be placed behind the primary dwelling or an accessory building and must not extend more than ten (10) feet above the roof ridge of the structure behind which it is located.
5. Retractable mast and antenna will be evaluated in their fully extended configuration

Placement

Any antenna, tower, or satellite dish mounted on a dwelling must be located on the side or rear of the dwelling. Free standing antenna or mast must be placed behind the primary dwelling or an accessory building. All antennas, towers, and satellite dishes must respect the building setback limits. Please reference the Covenants for setback limits which vary from Units 1-3 & Units 4-10. The property owner is responsible for informing the contractor of the setback requirements.

DCCR Reference:

2.04 – Utility Easements

3.01 – Single Family Residential Construction

3.03 – Location of the Improvements upon the Tract

3.09 – Color

3.13 - Antennas, Towers, and Satellite dish

4.01 – Basic Control

4.04 – Effect of Approval

Plan Submission Requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

Specifications for any antenna/tower/satellite dish

Construction rules signed by the property owner

3

Site plan with all approved and proposed structures along with all setback dimensions clearly marked, dimensions must be indicated from all four property lines to the nearest point of the structure.

River Chase Property Owners Association
Construction and Improvements Guidelines
Swimming Pool In-Ground

Approval

The construction of an in ground swimming pool requires written Architectural Control Committee (ACC) approval prior to construction. Swimming pools will not be approved without an accompanying fence plan submittal or an existing previously approved fence. A site plan indicating the requested location and all other existing and proposed structures on the property is required for approval. In ground swimming pools may be constructed simultaneously with or after construction of the primary residence but not prior. The ACC reserves the right to use it's discretion in the approval of swimming pools.

Definition

A pool suitable for or made for swimming.

Use

The intended use is for the enjoyment of the individual homeowner, their guests or any other person or persons invited by the homeowner. It is expressly prohibited to use the swimming pool for commercial or any other purpose whereby the homeowner receives a fee or benefit for the usage of the pool.

Size:

In ground swimming pools must be appropriate in size for use in a single family residential community.

Structural Consideration

A pool must be of good quality workmanship and properly maintained. In ground pools are typically constructed of concrete, fiberglass or vinyl liners. Slides and other pool accessories must not exceed ten (10) feet in height. All wood products must be painted or stained and maintained as needed.

Placement

The pool and all associated decking shall respect building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements

In ground pools must be constructed behind the primary residence. A site plan depicting the requested location of the pool and all existing and proposed structures must be submitted to the ACC for approval prior to construction.

Construction

All pool equipment must be located out of view from the street(s), and/or common area(s). Existing topography or added landscaping may be utilized to provide substantial screening making the equipment significantly less conspicuous from any road(s) or common area(s).

Permanent landscaping must be added within sixty (60) days after completion of the project. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace it as necessary to assure substantial screening at all times.

Plans for screening of the equipment must be included and submitted to ACC with proposed building plans. The ACC may request a site visit prior to considering any such proposal.

For the purpose of this document topography or permanent geographic feature is defined as a hill or low-lying area that screens the structure from view from any road and/or common areas.

Permanent landscaping is defined as an existing or planted stand of trees and/or bushes that substantially blocks the view of the structure in any season.

In-ground swimming pools will not be approved without an accompanying fence plan submittal or an existing previously approved fence.

DCCR Reference:

2.04 – Utility Easements

3.03 – Location of the Improvements upon the Tract

3.09 – Color

RC POA Construction & Improvements Guidelines_Swimming Pool In-Ground_12-07-11

3.12–Walls and Fences

4.01 – Basic Control

4.04 – Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions should be indicated from all four property lines to the nearest point of the structure.

The site plan must depict all permanent structures that will screen the pool equipment from view.

Plans for a fence

The ACC may visit the site to confirm the proposed location and the effectiveness of the proposed screen structure.

River Chase Property owners Association
Construction and Improvements Guidelines
Above Ground Swimming Pool

Approval

The construction of an above ground swimming pool requires written Architectural Control Committee (ACC) approval prior to construction. Above ground swimming pools will not be approved without an accompanying fence plan submittal or an existing previously approved fence. A site plan indicating the requested location and all other existing and proposed structures on the property is required for approval. Above ground swimming pool may be constructed simultaneously with or after construction of the primary residence but not prior. The ACC reserves the right to use it's discretion in the approval of swimming pools.

Definition

A pool suitable for or made for swimming.

Use

The intended use is for the enjoyment of the individual homeowner, their guests or any other person or persons invited by the homeowner. It is expressly prohibited to use the swimming pool for any commercial purpose.

Size:

Above ground swimming pools must be of appropriate size for a single family residential use.

Structural Consideration

All above ground swimming pools must be completely enclosed inside a privacy fence that is at least six (6) feet tall and has been approved by the ACC. All wood products must be painted or stained and maintained as needed.

Any pool must be of good quality and workmanship and must be properly maintained at all times. Above ground pool is typically constructed of vinyl with steel or aluminum posts. Slides and other pool accessories must not exceed ten (10) feet in height.

Placement

The pool and all associated decking shall respect building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements

Above ground pool must be constructed behind the primary residence. A site plan depicting the requested location of the pool and all existing and proposed structures must be submitted to the ACC for approval prior to construction.

Construction

All pool equipment must be located out of view from the street and common areas. The pool equipment may be screened from sight by ACC approved walls or fences.

Existing topography or added landscaping may be utilized to provide substantial screening making pool equipment significantly less conspicuous from any road(s) or common area(s).

Permanent landscaping must be added within sixty (60) days after completion of the project. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace it as necessary to assure substantial screening at all times.

Plans for screening of the pool equipment must be included and submitted to ACC with proposed building plans. The ACC may request a site visit prior to considering any such proposal.

For the purpose of this document topography or permanent geographic feature is defined as a hill or low-lying area that screens the structure from view from any road and/or common areas.

Permanent landscaping is defined as an existing or planted stand of trees and/or bushes that substantially blocks the view of the structure in any season.

Above ground swimming pool will not be approved without an accompanying fence plan submittal or an existing previously approved fence.

DCCR Reference:

2.04 – Utility Easements

3.03 – Location of the Improvements upon the Tract

3.09 – Color

3.12–Walls and Fences

4.01 – Basic Control

4.04 – Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions should be indicated from all four property lines to the nearest point of the structure.

The site plan must depict all permanent structures that will screen the proposed pool from view.

Plans for a fence

The ACC may visit the site to confirm the proposed location and the effectiveness of the proposed screen structure.

River Chase Property Owners Association
Construction and Improvements Guidelines
Solar Panels and Solar Shingles

Approval

A property owner may utilize Solar Panels / Solar Shingles with written Architectural Control Committee (ACC) approval prior to the placement on the property or on any structure on the property. Solar Panels and Shingles must meet the requirement of these guidelines which are intended to maintain the harmonious character of the neighborhood. The ACC reserves the right to use its discretion in the approval of Solar Panel/Shingle Systems. Solar laminate is not an acceptable material.

Definition

A Solar panel is defined as a large, thin panel consisting of an array of solar cells, often attached to rooftops to generate electricity directly from sunlight. Solar shingles resemble composition shingles in shape but function in a similar manner to solar panels.

Use

The use of the solar panel and shingle system is to generate electricity and sublet the electrical needs of a dwelling.

Size

The size of the solar panel and or solar shingle system will depend on the property owner's intended use and needs.

Structural consideration

Solar panels must be set back from the edges of the roof and shall not rise above the ridge of the roof.

The panels shall be mounted parallel to the natural roof slopes and in close proximity to the actual roof.

Visual contrast should be reduced by choosing a roof and panel/shingle color that blend together rather than contrast.

Placement

Consideration must be given to the location as it relates to the neighbors view and the view from any adjacent road (s) and common areas.

Solar panels are not permitted on the front portion of the home which faces a street (s), unless it can demonstrated the location increases the estimated annual energy production of the device by more than 10 percent, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory.

Construction

With prior ACC approval, Solar Panels and Shingles may be installed at the time of initial construction of the building or added to the property at anytime thereafter.

The selection of the solar shingles must be consistent with the look of ordinary shingles and consistent with the character of the community.

DCCRs reference:

- 2.04 – Utility Easements
- 3.01 – Single Family Residential Construction
- 3.03 – Location of the Improvements upon the Tract
- 3.07 – Roofing Material
- 3.08 – Construction in Place
- 3.09 – Color
- 4.01 – Basic Control
- 4.04 – Effect of Approval

Plan submission requirements:

Two copies of all documents listed below:

- Application form completed and signed by the property owner
- All paint specifications, colors, color codes, color samples and manufacturer
- Roofing material specifications, type, color, warranty period and manufacturer
- Construction rules signed by the property owner
- Site plan with all approved and proposed structures along with all setback dimensions clearly marked, dimensions should be indicated from all four property lines to the nearest point of the structure.

River Chase Property Owners Association
Construction and Improvements Guidelines
Ground Mounted Solar Panel Array Systems

Approval

A property owner may utilize a Ground Mounted Solar Panel Array system only with prior written Architectural Control Committee (ACC). Ground Mounted Solar Panel Array systems must meet the requirement of these guidelines which are intended to maintain the harmonious character of the neighborhood. The ACC reserves the right to use its discretion in the approval of Ground Mounted Solar Panel Array systems.

Definition

A Ground Mounted Solar Panel Array system is defined as a set of solar panels consisting of an array of solar cells all of which are mounted on an adjustable rack and connected to a master control panel.

Use

The use of a solar panel array system is to generate electricity and sublet the electrical needs of a dwelling.

Size

The size of the solar panel array system will depend on the property owner's lot size, intended use and or needs.

Structural consideration

Ground mounted solar array systems may not be mounted on a wall, fence or any other structure other than a rack designed for a solar array system. All wood products must be painted or stained and maintained as needed.

The array system must be mounted as low as possible and may not exceed the height of the fence line.

Placement

Ground mounted solar panel array systems must be located behind the primary residence and adhere to the building setback requirements as stated in section 3.03 of the covenants. Please reference the covenants for building setback restrictions which vary from unit 1-3 and units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements.

Construction

With prior ACC approval, ground mounted solar panel array systems may be installed at the time of the primary residence or it may be added to the property at anytime thereafter.

All ground mounted solar panel array systems must be enclosed by an ACC approved fence of at least four feet tall but not more than seven feet tall. The fence must be erected within thirty days after the installation of the system.

The panel array system must not exceed the height of the fence line.

Ground mounted solar panel array systems must be screened from the view of any road(s) adjacent properties and common area(s). If a privacy fence is used to screen the array system it must be at least four feet tall or as tall as the array system whichever is greater. Existing topography or added landscaping may be utilized to provide substantial screening making the solar array significantly less conspicuous from any road(s) adjacent properties and common area(s). Permanent landscaping must be added within sixty (60) days after the installation has been completed. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace it as necessary to assure substantial screening at all times.

Plans for screening the solar array must be included and submitted to ACC with the proposed solar array application. The ACC may request a site visit prior to considering any such proposal. For the purpose of this document topography or permanent geographic feature is defined as a hill or low-lying area that screens the structure from view from any road and/or common areas. Permanent landscaping is defined as an existing or planted stand of trees and/or bushes that substantially blocks the view of the array in any season.

All Ground-Mounted Solar Systems and its associated infrastructure must be maintained in good repair at all times as directed in the DCCR, Article III, Section 3.05, Repair of Buildings. If damaged, the Solar Panels and associated infrastructure must be repaired or replaced within 30 days from the date of damage.

DCCRs reference:

- 2.04 – Utility Easements
- 3.01 – Single Family Residential Construction
- 3.03 – Location of the Improvements upon the Tract
- 3.05 – Repair of Buildings
- 3.08 – Construction in Place
- 3.09 – Color
- 4.01 – Basic Control
- 4.04 – Effect of Approval

Legislation reference:

- H.B. 362
- S.B. 238

Plan submission requirements:

Two copies of all documents listed below:

- Application form completed and signed by the property owner
- All of the solar array system specifications.
- All paint specifications, colors, color codes, color samples and manufacturer
- Construction rules signed by the property owner
- Site plan with all approved and proposed structures along with all setback dimensions clearly marked, dimensions should be indicated from all four property lines to the nearest point of the structure.

River Chase Property Owners Association
Construction and Improvements Guidelines
Propane Tank

Approval

Propane tanks must be installed by a licensed installer and meet or exceed industry standards. It is the responsibility of the individual property owner to ensure that any propane tank meets or exceeds industry standards published by the NFPA, National Fire Protection Agency, and the Texas Railroad Commission and that it adheres to all federal, state or county codes. The ACC reserves the right to use its discretion in the approval of Propane Tanks.

Definition

Propane is also known as liquefied petroleum gas (LPG or LP gas). A propane tank is defined as a large container for holding colorless, flammable gases, of the alkane series, occurring in petroleum and natural gas used chiefly as a fuel.

Use

The intended use for a propane tank is to provide a fuel source for private living quarters and other structures that require a fuel source to operate appliances, gas furnaces, fireplaces etc.

Size:

Above and below ground propane tank storage is limited to one Underwriters Laboratories' (UL) stamped and approved tank of five hundred (500) gallons or less. In the event that a residence and other structures require additional fuel storage, the homeowner is required to apply for a specific use approval stating the reason or reasons that additional storage is required.

Structural Consideration

A propane tank is required to be UL stamped and approved. A propane tank must meet or exceed industry standards published by the NFPA, National Fire Protection Agency, and the Texas Railroad Commission.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-

10. It is the responsibility of the property owner to inform the contractor of the setback requirements

A propane tank is further restricted to be placed in an appropriate location as governed by NFPA 58: Liquefied Petroleum Gas Code. A propane tank must be located in such a position that it cannot be seen from the road (s) and common areas. The tank may be screened from sight by ACC approved walls or fences, or by the existing topography or added landscaping which will provide substantial screening making the tank significantly less conspicuous from any road(s) or common area(s).

Permanent landscaping must be added within sixty (60) days after completion of the project. Permanent landscaping must be quick growing to provide substantial screening within two (2) years from installation. The home owner is required to maintain the landscaping and replace it as necessary to assure substantial screening at all times.

Plans for screening of the tank must be included and submitted to ACC with proposed building plans. The ACC may request a site visit prior to considering any such proposal.

For the purpose of this document topography or permanent geographic feature is defined as a hill or low-lying area that screens the structure from view from any road and/or common areas.

Permanent landscaping is defined as an existing or planted stand of trees and/or bushes that substantially blocks the view of the structure in any season.

Construction

A propane tank may be installed after or while the main residence is being built; it must not be installed on the property before the main residence is constructed. A propane tank must be installed by a licensed installer

DCCR Reference:

- 2.04 – Utility Easements
- 3.01 – Single Family Residential Construction
- 3.03 – Location of the Improvements upon the Tract
- 3.08 – Construction in Place
- 4.01 – Basic Control
- 4.04 – Effect of Approval

Plan Submission Requirements:

Two copies of all documents listed below:

Application form completed and signed by the property owner

Specifications for propane tank

Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked

River Chase Property Owners Association
Construction and Improvements Guidelines

Structures/ Objects to be Located In Front of the Primary Residence

Approval

Items greater than four (4) feet in height consisting of but not limited to birdbaths, benches, figurines, fountains, yard art, etc intended for a front yard must have a written approval from the Architectural Control Committee (ACC) prior to being placed on the property.

Yard art items in view of the street must have approval from the ACC.

Pots or planters with or without plants greater in height than four (4) feet intended for a front yard and visible from the street(s) or common areas must have an approval from the ACC.

All permanent basketball backboards and goals must have a written approval from ACC prior to construction.

Playscapes trampolines and other children's play equipment are not allowed in the front yard. In considering and approving a request, the ACC may establish landscaping and or fencing as a requirement or any other requirement it deems necessary to preserve consistent and harmonious appearance of the community.

The ACC reserves the right to use its discretion in the approval of objects or structures intended for the front yard.

Structural Consideration

All objects to be placed in the front yard must be of good quality material and construction, must be kept in good repair and be harmonious and consistent with the overall appearance of the community. All wood products must be painted or stained and maintained as needed.

All basketball backboards and goals, trampolines and play equipment must be maintained in a playable condition at all times. Broken play or sports equipment must be removed out of view until repaired.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements

All permanent basketball backboards and goals must be approved by the ACC and must be placed behind the front line of the primary residence.

When not being used, all children's play equipment and or other sporting equipment must be kept out of site.

Items such as old tractors, wagons, toilets, etc are not appropriate for a residential community and should not be placed in a yard.

DCCRs Reference:

- 3.01 – Single Family Residential Construction
- 3.03 – Location of the Improvements upon the Tract
- 3.04 – Use of Temporary Structures
- 3.07 – Roofing Material
- 3.08 – Construction in Place
- 3.09 – Color
- 4.01 – Basic Control
- 4.04 – Effect of Approval

Plan Submission requirements:

Two copies of all documents listed below:

- Application form completed and signed by the property owner
- All paint specifications, colors, color codes, color samples and manufacturer
- All masonry and siding specifications, types, colors, color codes and manufacturer
- Roofing material specifications, type, color, warranty period and manufacturer
- Construction rules signed by the property owner

Site plan with all approved and proposed structures along with all setback dimensions clearly marked. Dimensions must be indicated from all four property lines to the nearest point of the structure.

The site plan must depict all permanent structures that will screen the proposed structures from view.

River Chase Property Owners Association
Construction and Improvements Guidelines
Clothes Lines

Permanent clothes lines are not permitted in the community.

Only retractable clothes lines are permitted and they must be in a retracted state when they are not being used.

River Chase Property Owners Association
Construction and Improvements Guidelines
Decks and Patios

Approval

The plans for construction of Decks and Patios must have the written approval of the Architectural Control Committee (ACC) prior to commencement of construction. The ACC reserves the right to use its discretion in the approval of a primary residence.

Definition

Deck or Patio - An outdoor space that may or may not be attached to the primary residence or some other structure.

Use

A place used for recreation or entertaining guests.

Size

There is no size limit on a deck or patio.

Structural consideration

All materials used in the construction of a deck or patio must be new and good quality. All wood products must be painted or stained and maintained as needed. If a deck or patio is attached to a primary residence, guest house, pool house, or garage it must be constructed of materials similar to the structure it is attached.

Placement

Building setback requirements must be met as stated in Section 3.03 of the Covenants. Please reference the Covenants for building setback restrictions which vary from Units 1-3 and Units 4-10. It is the responsibility of the property owner to inform the contractor of the setback requirements.

Construction

If the deck or patio is elevated more than two feet off the ground the side must be enclosed.

Roofing material must be either metal, slate, stone, concrete tile, or other tile of ceramic nature or composition shingles. The warranty on the roof material must be no less than twenty-five (25) years. Other roof materials may be approved at the sole discretion of the ACC.

The exterior of the deck or patio must be completed within 6 months from the commencement date.

DCCRs reference:

- 2.04 – Utility Easements
- 3.01 – Single Family Residential Construction
- 3.03 – Location of the Improvements upon the Tract
- 3.04 – Use of Temporary Structures
- 3.07 – Roofing Material
- 3.08 – Construction in Place
- 3.09 – Color
- 4.01 – Basic Control
- 4.04 – Effect of Approval

Plan submission requirements:

Two copies of all documents listed below:

- Application form completed and signed by the property owner
- All paint specifications, colors, color codes, color samples and manufacturer
- All masonry and siding specifications, types, colors, color codes and manufacturer
- Roofing material specifications, type, color, warranty period and manufacturer
- Construction rules signed by the property owner
- Site plan with all approved and proposed structures along with all setback dimensions clearly marked, dimensions must be indicated from all four property lines to the nearest point of the structure.
- Floor plan and all elevation drawings
- Forms survey for ACC approval is requested prior to pouring of concrete.

Filed and Recorded
 Official Public Records
 Joy Streater, County Clerk
 Comal County, Texas
 06/07/2013 01:06:12 PM
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Joy Streater