

ARCHITECTURAL and LANDSCAPING
REQUIREMENTS and GUIDELINES

For

ROBSON RANCH DENTON
RESORT COMMUNITY

All work requiring a permit must have ALC approval before work can start

March 2, 2016

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ALC Requirements & Guidelines

I. GENERAL

The Architectural and Landscaping Committee (ALC) monitors and guides the environmental development of the community through a formal review of property owners' landscape and architectural plans. This process assures continuation of the standards of excellence established by the Developer and subsequently maintained and enriched by individual property owners.

The ALC is responsible for implementing the Requirements and Guidelines under the direction of the Robson Ranch Homeowner Association Board of Directors (Board). The Requirements and Guidelines are the basis for decisions by the ALC for the approval or disapproval of all external modifications of, additions to, or alterations pertaining to landscaping and architecture within the Robson Ranch Community.

Nothing contained herein shall be construed as changing the recorded Declaration of Covenants, Conditions, and Restrictions or the Articles of Incorporation and Bylaws of the Robson Ranch Homeowners Association. In the event of a conflict, the following represents the order of priority: CC& R's, Articles, Bylaws, ALC Requirements and Guidelines. To the extent that any government statute, ordinance, building code or regulation requires a more restrictive standard than that found in these Requirements and Guidelines or the CC&R's, the government standards shall prevail. To the extent that any of the above is less restrictive than these Requirements and Guidelines or the CC&R's then these Requirements and Guidelines and CC&R's shall prevail.

Approval by the ALC of any construction, installation, addition, alteration, or other work pursuant to these Requirements and Guidelines shall not be deemed a waiver of the ALC's authority to withhold approval of any similar construction, installation, addition, alteration or other work subsequently submitted for approval.

All exterior work must have ALC approval before work can be started. Approved applications must be completed within 30 days of approval. If an extension of time is needed, the homeowner must submit in writing, a request that includes a reason for extension and a new completion date. New homeowners have up to 90 days after closing of escrow to complete the installation of landscape. Those who purchase a resale home have up to 90 days after closing of escrow to complete violations listed on resale disclosure statement.

The ALC will meet regularly to review all plans submitted. The ALC may require submission of additional material and may postpone action until all required materials have been submitted. A dig test is recommended before any invasion into the ground exceeding two feet or where utility line interruption is possible. (One source for arranging dig tests is DIG-TESS, 1-800-344-8377, a firm jointly owned by involved utility companies. Note that this firm does not locate water, sewage or sprinkler lines.) The ALC will reply to the submissions by telephone or, in writing, if the ALC believes additional materials are necessary or if it needs additional information or has any suggestions for change. The ALC will act on the plans within thirty (30) days after receipt of all materials required by the ALC (unless the time is extended by mutual agreement). The ALC may extend the time frame up to an additional twenty (20) days upon notification to the

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applicant. The homeowner will receive an explanation of the final decision by the ALC within five (5) days.

The ALC shall be guided in making decisions by all standards contained in these Requirements and Guidelines and by the requirements that any proposal be consistent and harmonious in design, architecture, flora, color and appearance, with the home, the adjacent homes and properties, and with the surrounding community.

These Requirements and Guidelines have been approved as revised effective September 1, 2015. All ALC Requirements and Guidelines are reviewed annually and will supersede any previous years' Requirements and Guidelines. All requests for changes or additions to existing properties will require compliance with the current Requirements and Guidelines.

Exceptions to complying with the current ALC Requirements and Guidelines include:

1. Applications that have been approved by the ALC prior to the effective date of these Requirements and Guidelines. This work may proceed as planned.
2. Homeowners who request changes or additions within ninety (90) days after their closing date will remain under the ALC Requirements and Guidelines that were in effect on the date they signed their contract.
3. Homeowners who have made changes or additions to their property are under the ALC Requirements and Guidelines that were in effect on the date their last application was approved by the ALC.
4. Homeowners who have not made changes or additions to their property are under the ALC Requirements and Guidelines that were in effect on their contract date.

The character of the landscaping must be such as to compliment landscaping established in the Common Areas or, in Residential Areas, as required by the Architectural and Landscape Committee. The owner, at the owner's expense, as required in the ALC Requirements and Guidelines, shall complete landscaping, **within ninety (90) days of the closing of escrow**. In order to meet the ninety (90) day requirement, the owner is required to submit plans that satisfy the ALC Requirements and Guidelines as soon as possible following the closing of escrow.

Any owner shall have the right to appeal a decision of the ALC by resubmitting the information and documents specified above; however, such appeal will be considered only if the applicant has modified the proposed plan or has new information that would, in the ALC's opinion, warrant reconsideration. In the case of a disapproval and resubmission of an ALC Application, the ALC shall have twenty (20) days from the date of each resubmission to approve or disapprove any resubmission. The filing of an appeal does not extend any maximum time period for the completion of any project.

If the required minimum landscaping is not completed in accordance with ALC Requirements and Guidelines within ninety (90) days after closing of escrow, a letter from the ALC will be sent to the homeowner advising that the matter is being referred to the Board for further action and a fine of up to five hundred (500) dollars may be assessed. Furthermore, the Association shall have the right, but not the obligation, to install landscaping selected by the Association on the owner's lot at the expense of the owner and secured by the Assessment Lien.

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Upon receipt of a Resale Disclosure Statement, the ALC will perform an inspection of the requested lot, noting any items that are not in compliance with the current ALC Requirements and Guidelines that are in effect. The noted items will be presented to the Buyer at Closing. The Buyer will have ninety (90) days to bring the property into compliance.

Each property owner, whether absent or in residence, is responsible for maintaining the appearance of his or her home or property and related landscaping so that it contributes to the overall appearance and aesthetic values of the neighborhood and the community. Failure to comply will result in appropriate action by the Association.

Property owners cannot expect views, which existed at the time of purchase, to remain unchanged over time. Other properties may eventually be improved. Landscaping, both on residential lots and common areas, will mature and views may change with time. The use of trees within Robson Ranch is encouraged. Tree locations, numbers and species are a consideration in the ALC landscape plan approval process **but do not contribute to the number of evergreen shrubs needed to meet the minimum landscape requirements established in the ALC guidelines.**

Each property owner is responsible to see that no exterior addition or modification of a property adversely affects the neighbors or the community. The ALC review and approval process attempts to prevent such situations. Neither the ALC nor the Board of Directors is empowered to direct the removal or trimming of approved trees or shrubs that grow to exceed size expectations. An exception to this will be for safety issues. Should such a condition lead to a dispute between neighbors, the affected parties must try to resolve the matter. If this fails, and a signed complaint is submitted to the ALC, the committee will review the landscaping or construction plan involved. If, after examination of the records, it is found that the offending plant material or structure was not approved by the ALC, the committee may require that the owner of the subject property take corrective action. If such action is not taken within the prescribed time, the matter will be referred to the Board for further action and possible penalty. Conversely, if it is found that the offending material or structure was approved by the ALC, the committee will take no action on the matter and neither the ALC nor the Board will be a party to any dispute or litigation.

The homeowner is responsible to obtain ALC approval and the ALC permit. An ALC permit is required; it must be displayed **PRIOR** to the start of any work. It is also the responsibility of the property owner to obtain any required City/County permits. Plans may be submitted up to thirty (30) days prior to closing. The installation of the ALC approved plan must not start until after the close of escrow. The exception is the Developer's contracted landscaper. **A fee of up to five hundred (500) dollars may be assessed for work started before the permit is approved.**

There may be special or unusual cases in which a property owner, while in compliance with these Requirements and Guidelines, might be denied approval by the ALC. Such cases could concern landscaping, alterations, additions or modifications, which cannot be anticipated nor defined in this document. All cases of such nature would be unique and judged on their own particular circumstances.

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All projects and construction shall be implemented per approved plans or requests and completed within thirty (30) days of approval. **Once an outdoor project is completed, leftover construction or landscape material must be removed from view within seven (7) days.** If construction is found not to be in accordance with the approved plans, the ALC will require the homeowner to remedy the discrepancies. If the owner fails to remedy such non-compliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such non-compliance shall be deemed to be in violation of the Declaration and these Requirements and Guidelines. In such case, the ALC or the Declarant, whichever is appropriate, shall notify the owner that it may take action to remove the noncompliance and/or seek injunctive relief, recovery of costs incurred, and imposition of a fine, which shall not exceed ten (10) percent of the ALC's cost of achieving compliance.

For home modifications or other projects, the ALC may include in the approval a maximum time period for the completion.

II. DEVELOPMENT STANDARDS

In planning landscaping and construction, consideration must be given to allow access for maintenance of areas that have TV cable, electrical boxes, water meters, etc. Caution should be taken to avoid contact with underground utilities. Although it is preferred that all residents do their best to use landscape screening to help beautify these areas, care should be taken to make sure that utility maintenance personnel or meter readers have access to equipment. There are landscaping restrictions for planting shrubs and grasses on the sides and front of TV Cable or CoServ Boxes located near the front curb. The utility companies at the owner's expense may remove plants. Neither the ALC nor the HOA shall be responsible for any plants so removed or damaged.

A. Architectural Requirements and Guidelines

1. The design, style, detailing, materials and color of any addition or exterior renovation including sidewalks, patio knee walls, patios and driveways, shall be consistent with that of the original home.
2. All additions to the original home and exterior renovations such as sidewalks, patios, patio covers and patio knee walls require an ALC permit and shall be built within the setback lines originally established by Robson Ranch, regardless of more lenient requirements of any local governmental authority should they exist.
3. Setbacks are shown on the original plot plan for each home, as provided by the Developer at the time of purchase. Interior lots cannot infringe upon the back yard ten (10) foot setback lines except for landscaping, boulders, stone edging, sidewalks, storm shelters and fences. Lots adjacent to the common area, golf course or white rail fence may extend flatwork past the back yard ten (10) foot setback lines with ALC approval, providing it is no more than six (6) inches high. The ALC may make allowances for grade/slope variations.
4. Properly engineered retaining walls may be approved to retain your property, but they must not impede property drainage. The top of the retaining wall must not be more

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than six (6) inches above the top grade. The face must be covered with stone or brick. Each request for a retaining wall will be reviewed individually on its merits.

5. The height of any addition to an existing home is subject to ALC approval and may never exceed that of the original roof or parapet line.
6. All materials used in additions and alterations shall conform to those used by the Developer. The ALC may, at its discretion, allow substitute materials that are consistent with the quality and character of the community.
7. An ALC application and permit is required prior to painting (repainting) any perimeter exterior walls, trim, shutters or doors of any home. When the color selection is the original color, no permit fee is required. The ALC application must include a color chip with an identification number and a picture of the house.

Color selections shall be chosen from color schemes currently in use by the Developer for private homes or color schemes previously used by the Developer, and shall be consistent with the quality and character of the community as approved by the ALC. Identification numbers for standard Developer colors may be obtained from the ALC office or Robson Ranch Design Center.

8. An ALC application and permit is required prior to any change in material and/or color of the roof even if there is no change to the original roof color or style. The ALC application must include a sample of the roofing material, an identification number and a picture of the house. The color and style selected shall be chosen from those paint/roof color combinations currently in use by the Developer for private homes, or from paint/roof color combinations and styles previously used by the Developer, and shall be consistent with the quality and character of the community as approved by the ALC. The Identification numbers for standard Developer colors may be obtained from the ALC office or the Robson Ranch Design Center. Homeowners may not alter the established lot drainage distribution for the overall lot. All roofs shall drain to the ground solely within the deeded lot area. Beds and Hardscape must not be within two feet of the side property lines.
9. All outside contractors must sign a Damage/Clean-up Agreement and deposit two hundred fifty (250) dollars, (two thousand (2,000) dollars for pool contractors) with the ALC. The monies on deposit will be refunded at such time as the ALC has determined that the contractor has completed all services within Robson Ranch and no additional services are likely to be performed.

Guest Homes: The addition of any guest home or guest suite, whether attached or detached from the original home, will require an ALC permit. Approval for such permit will be subject to a careful review of any impact the addition may have on the quality and character of the surrounding neighborhood, and the level of conformity and consistency of the architectural detail and design, colors, texture, style and materials used. In addition to ALC approval, a City of Denton building permit may be required prior to commencement of any construction.

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B. Landscaping Design and Requirements – ALC Permit Required

Landscape within Robson Ranch should be designed with a high level of detail, with careful attention to the combinations and interface between materials. Materials chosen shall be appropriate for the quality and character and scale of the home, compatible with its location within Robson Ranch, and expressive of the community's desired character and image. The ALC will review all exterior materials as to type, color, texture and durability, as well as the extent of the use of any single or combination of materials. It is not necessary to submit an application for lawn and bed maintenance, spreading natural, wooden mulch, planting trees anywhere on your property, or planting shrubbery within an existing approved bed, planting seasonal flowers, or displaying seasonal yard art.

1. Landscape Design

The Developer will provide each home with sod, automatic underground irrigation and four trees. The homeowner must meet the minimum landscaping requirements as set forth by the ALC Requirements and Guidelines within ninety 90-days of closing of escrow.

Only one copy (a minimum of 11"x14" inches of a legible plan, drawn to scale. Example: Plan on 30" x 40" drawn to a scale of 1" = 8' must be submitted depicting the property lines, setback lines, drainage, swales¹, and the "footprint" of the home. Existing improvements should be shown on the drawing and identified. Such existing improvements include driveways, patios, fences, trees, shrubs, etc.

Plant materials suggested within Robson Ranch are listed in Exhibit A "Shrubs for Texas Landscapes." The plan must have a planting legend that includes number, name and size of the plants. For example:

Plant Name	Yaupon Holly
Plant Sizes	3 to 5 gallon
Quantity	Number of each plant type
Canopy	Size at maturity
Spacing	12" on center, etc.
Hardscape	Materials used and sample/pictures
Mulch	Only natural materials can be used, sample not required
Drainage	Arrows indicating direction of water flow

If a commercially prepared plan is submitted the homeowner must sign it.

¹ Swales are depressions that are across the back and down the sides of the property for drainage.

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All landscape beds must be properly prepared with soil enrichments, edged and mulched.

If homeowners choose to install their own landscaping they will be held to the same standard as a professional landscaper and results are expected to look professionally installed.

Material used for edging, Hardscape and mulch must also be identified on the plan.

See detailed examples of landscape designs in Exhibit B, "Detailed Landscape Design Examples".

2. Lawn Area and Bed Area Ratios

All homes must have front, side and back yard landscaping. Planting area is defined as the portion of property inside the property lines not including the foundation footprint, driveway or standard sidewalk of this area. Landscaping should consist of a combination of sod turf area and landscape beds. Additional landscaping on greenbelt, corner and golf course lots will be required as explained below. Pools and extended patios may be counted as part of the percentage of sod needed for turf areas. Sufficient landscape materials shall be used in order to maintain harmony with surrounding areas. Approved sod, shrubs and/or flowerbeds must cover the balance of the landscape areas. All designs must ensure maximum shrub, flower, plant, and groundcover with proper mulch and irrigation application. **The use of native and/or drought tolerant species is strongly recommended for all landscaping.** Seasonal plant materials, such as annuals and perennials, are not part of the ratio, but are highly recommended. Artificial, faux and other non-living flowers/plants are prohibited in the landscape beds or in flowerpots.

- a. **Lawn area:** the only acceptable turf grasses to be used at Robson Ranch Denton Texas are Bermuda and Winter Rye.
- b. **Plant material:** Proposed plants should be suitable for this temperature zone, be hardy and not encroach on public sidewalks, sight lines on street corners or right of ways. All lawn areas bordering common sidewalks, streets or curbs must be bordered by sod, or small rock, gravel or other hard surface materials as approved by the ALC. Positive drainage must be maintained. Large expanses of mulch or bed areas without substantial shrub or groundcover planting are unacceptable. Stone, gravel or mulch with harsh, unnatural or high contrast colors is prohibited. Rubber mulch and perm-a-mulch are prohibited.
- c. **Overhead encroachments:** No owner shall allow tree, shrub or planting of any kind on such owner's lot or Parcel to overhang or otherwise encroach upon any sidewalk, street, bike path, trail pedestrian way, the Golf Course or other Lot, Parcel or area from the ground level to a height of eight feet without the prior consent of the Declarant or Architectural and Landscape Committee and the consent of the owner of the Lot or parcel encroached upon.

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No landscape beds, plant material or other obstructions will be allowed within any drainage flow areas, such as set back areas between home sites. Changes that could affect drainage must be explained on the plan.

- a. **Non-Living material:** All material used as a ground cover such as rock, lava rock, gravel, boulders, mulch or other comparable material will not encompass more than 20% of the available planting area of any home. Recommended material will be of an earth tone or other natural or neutral colors. Quality materials of natural stone, landscape pavers, brick, concrete or steel and fiberglass can be used as edging. Boulders and rocks, if used, must be incorporated into the landscaping design. Freestanding boulders/rocks are prohibited. V-trench and bend-a-board is also permitted. Brick siding left over from the construction of the resident's home can be used as edging if the holes are covered and capped. An application and permit is required. Yellow natural forming stone similar to that found on Robson Ranch, plastic/vinyl and wood is prohibited for edging.

3. Front yard

Front Yard - landscape beds must cover the foundation and be large enough to accommodate a double row of evergreen shrubs 3-5 gallon size and an ornamental tree/shrub ten to fifteen (10-15) gallon size. The minimum number of shrubs depends on the model of the home:

- Traditions Series – Seventeen (17)
- Premiere Series – Twenty (20)
- Estate Series – Twenty-three (23)

Foundation beds must wrap around side corners as well as screen the air conditioner from street view.

Plant material cannot cover the address block on the front of the house. The primary reason for this is so emergency vehicles can easily identify a resident's home.

Additional landscaping may be added, not to exceed 40% of the front yard. Seasonal color and additional plants may be added to beds throughout the year.

4. Back yard

Back yard - landscape beds for all models must be large enough to accommodate Ten (10) evergreen shrubs of three to five (3-5) gallon sizes.

Additional landscaping may be added, but cannot exceed 50% of the back yard. Seasonal color and additional plants may be added to beds throughout the year.

5. Side yards

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Side yards - Wrapping the front and back corners and screening the air conditioning units meet side yards - landscaping requirements. Landscaping materials must be of sufficient height and density to screen the air conditioners from the street view. Side yard landscaping may not exceed thirty (30) percent of the side yard.

- 6. Corner lots** - additional landscaping is required for a corner lot and side yards adjacent the community white rail fence. Landscape beds should screen the foundation and be large enough to accommodate a single row containing ten (10) shrubs of three to five (3–5) sizes. Corner side yard landscaping may not exceed forty (40) percent.

The ALC, in its judgment, may require additional plantings or grant variances to the number of plant materials, predicated on the size, shape and location of the applicable lot.

Once a landscape plan has been approved by the ALC, additional shrubs may be added to existing beds. Additional trees may also be added. No additional permit or fee is required for these additions; however, the homeowner is required to go to the ALC Office to update the landscaping plan on file.

7. General Requirements

- a. An effective program of weed control must be maintained. All lawn areas are to be kept healthy and in good growing condition. Turf grasses must be maintained at a suitable height, properly maintained and weed free. Curbs should be free of grass/weeds.
- b. All flowerbeds must be kept healthy and in good growing condition, free of turf grasses and weeds. During the normal growing season dead planting material must be removed and replaced. Shrubs must be groomed and trimmed periodically.
- c. Landscaping along roads and/or corners and visual obstructions that compromise the safety of vehicles or pedestrians are prohibited.
- d. During the course of any landscape or construction project implemented by a homeowner on their own home, no landscaping or construction materials or debris may be deposited, thrown or stored on any street, developer owned or privately owned lot. The Association will bill removal of any such violations to the homeowner.
- e. Permanent/built-in fountains may be installed only in the back yard and in the front courtyards within an area enclosed by a wall. They may not exceed five (5) feet in height above grade. (See “Water Features” on page 26.)
- f. One statuary fountain no more than five (5) feet or urn type fountain no more than three (3) feet in height will be considered for incorporation in front landscaping.

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- g. Sufficient amount of shrubs must be used to screen water feature and pool pumps from your neighbor, street, greenbelt and golf course views. Every attempt must be made to minimize noise transmission to adjacent properties.
- h. Outdoor ovens, chimeneas, or fireplaces shall not exceed six (6) feet in height above grade and must not be placed under the original roofline or covered area. They cannot be placed in the back yard unattached from either the patio or the patio extension and cannot intrude into the setback. The obstruction of views to neighboring properties will be considered when reviewing an application.
- i. Outdoor ovens, built-in grills, semi-permanent grills, fireplaces, smokers and outdoor kitchens must be sufficiently screened with landscaping, annotated on the landscape plan and approved by the ALC. (See “Grills, Smokers, Fireplaces, Fire Pits, Ovens and Outdoor Kitchens” on page 14.)
- j. Outside storm shelters must be located on the side, in the ground toward the rear of the home.
- k. When landscaping around utility boxes, shrubs must be maintained so as not to interfere with access to the boxes. Recommended spacing is three feet from the sides and ten feet from the front. Stone or any edging is prohibited. The placement of shrubs in these areas could void drainage warranties. The ALC is not responsible for any warranty issues involving drainage. The homeowner assumes all responsibility if installed
- l. The use of reel container or hose pot for storage of a hose in the front of the house is preferred. Hose hanger secured to the front of the house can be mounted not more than three (3) feet in height from the ground and where possible visibility from the street should be kept to a minimum. Hose hangers secured on the side or rear of the house can be mounted not more than four (4) feet in height from the ground and concealed by shrubs where possible.

C. Yard Art, Wall Art, Trellis and Out Door Furniture

All yard and wall art requires ALC approval prior to placement. An ALC Application must be submitted with pictures, dimensions and placement in the landscape; however, the application fee and Blue Permit will not be required. Yard art located in the front yard has more stringent limitations than the back yard or the courtyard. Height requirements for yard art cannot exceed three feet in front yard and four feet in rear yard. Yard art includes statues, depictions, artifacts, birdbaths, garden flags, or other man-made objects and must be incorporated into the landscape. The number of items visible from the street in the front yard is limited to four (4) items, including decorative pots with no living plant material. An additional three (3) pots may be displayed if they contain live plant material. The number of items that can be displayed on the side of corner lot homes visible from the street cannot exceed three (3) items; wall art is prohibited. The number of items visible from the backyard neighbors shall not exceed ten (10) items. Decorative pots are included in the above limitations. Wall Art is described as a decorative item hung on the exterior walls of the house. Wall art needs to be made of durable materials suitable for outdoor use. **Any item placed outside requires prior ALC approval.**

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1. Planting pots may not be used as a substitute for standard landscaping. The number of pots displayed will be determined by their size, style and location.
2. No more than two (2) garden flags can be displayed on a homeowner's property and any such flags shall attribute to the yard/wall art totals.
3. If outdoor seating is used, it must be incorporated in a courtyard setting with landscaping. The seating material may be pre-cast wrought iron/aluminum, stone, pre-cast concrete or wood iron combination. As rust and peeling appears proper maintenance must be maintained or seating must be removed. Yard Art does not include seat walls. (See Hardscape). The same applies to rear yards and high profile lots if not on patios. Hammocks must be on patios.
4. Small water features (two feet or less) are allowed in the front yard. For larger water features, see "Water Features".
5. If a trellis is used it must be incorporated into the landscaping beds, and support climbing plant material. Also, it may not exceed thirty-six (36) inches wide by seventy-two (72) inches in height and not used together to form a continuous line.
 - a. For the front yard, a flat (two-dimensional) trellis must be made of sturdy coated metal only (minimum 3/8 inch) and located and secured against the side of the entry wall and incorporated into the landscape. Trellises are prohibited on the front façade of the home.
 - b. For the side yard, a trellis may be two or three-dimensional and must be sturdy coated metal that is capable of withstanding high winds.
 - c. For the back yard, a trellis must be made of sturdy coated metal.
6. For screening the side of the back patio, see "Attached Arbors, Patio Screening, Enclosed Back Patios & Gazebos", page 21.
7. Wind chimes, wishing wells, windmills and pink flamingos are prohibited.
8. Gazing balls are allowed only in the back yard and must be incorporated into the landscape.
9. The use of artificial plant materials, defined as anything non-living, is prohibited. Exception to this would be wreaths hung on the front door only. Holiday decorations, which include wreaths, can be hung on entry gate, which must be removed after the holiday.
10. The placement of wall art is prohibited on the front façade of the home or garage and prohibited on the side of the house. Wall art must be mounted on a vertical building surface wall. Exceptions would be on the inside courtyard which cannot be seen from the street, the garage side entry lead walk wall and rear patio. Wall art may be mounted on a patio screen provided the patio screen meets the requirements of Subsection II-L of these Guidelines, pages 21-22. No more than three wall art items of reasonable size will be allowed and will attribute to the yard/wall art totals.

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11. An owner or resident may not display or affix a religious item on the entry to the owner or resident's dwelling which:
 - a. threatens the public health or safety;
 - b. violates a law;
 - c. contains language, graphics, or any display that is patently offensive to a passerby;
 - d. is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling; or
 - e. are displayed individually or in combination with each other religious item or affixed on the entry door or door frame has a total size of greater than twenty-five (25) square inches.

D. Fences, Fence Gates & Entry Gates

The Robson Ranch Community advocates a unique openness in the community. Based upon this concept, the only style of fencing allowed is the black wrought-iron style fence (See Appendices). All fences must be constructed on the property lines. Parallel fences are not allowed. Powder coated aluminum fencing provides the greatest protection from rust and is acceptable. If the homeowner decides to install wrought iron or steel fence material, they must submit a signed waiver (available from the ALC Office) with their ALC application. Only a standard four-foot top rail fence is allowed and must be approved by the ALC. (See also "Swimming Pools, Swim Pool/Spas", page 25). The Association highly recommends that each homeowner hire a licensed surveyor to measure and stake your property boundary lines. **It is strongly recommended that homeowners speak with neighboring homeowners about fence installation.** Any inspection, whether before or after installation, by the Association or the ALC, is not intended, and should not be interpreted in any way, as a verification that any landscaping was installed within a homeowner's property line. If a fence has been installed in the wrong location, it will be the homeowner's responsibility to move the fence back to the correct location.

It is the homeowner's responsibility to ensure that all approved landscaping is constructed within the homeowner's property boundary lines (or on the property boundary lines).

ALC Application requirements for fences & gates and entry gates:

1. Identify fence and gate(s) locations on plot plan including setback lines and drainage. Positive drainage must be maintained. Post footers must be at or below grade and must not penetrate existing French drains. Excess dirt/debris must be removed from the premise.
2. Description and/or illustration of the completed fence including rails, bars, doggie bars, height of section and total height.
3. Illustration depicting the fence step-down due to grade changes.

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4. Picture or illustration of a fence section and gate(s).

Following are some additional fence & gate and entry gate requirements:

1. The standard fence location, as identified on the plot plan, is along the back of the back yard and on the sides. The sides shall not be any closer than eight (8) feet from the front of the respective sides of the dwelling.
2. To accommodate changes in grade, the top rail of a four (4) foot fence must not exceed four (4) feet, six (6) inches above grade. Greater changes in grade must be illustrated in the information provided to the ALC for approval.
3. Two (2) horizontal rails are standard and permitted. Standard vertical bars are four (4) inches apart. A second top rail may be added no more than 6" (six inches) below the top rail. This is to accommodate ornamentation, such as circles or stars.
4. Doggie bars, with support rail, may be added to the bottom of the fence and cannot exceed twenty-four (24) inches in height. Vertical bars that are three (3) inches apart on center are acceptable in lieu of doggie bars.
5. Mesh (wire or plastic) attached to fences is prohibited.
6. A partial fence or dog run is prohibited.
7. The use of underground invisible dog run fencing does not require an ALC permit.
8. Finials are prohibited on fences or fence gates, except courtyard gates (See #10).
9. Fence gates must match the material, style and height of the fence and be identified on the fence drawing. Arched gates may be used but cannot exceed six inches above the fence. The addition of a gate to an existing fence requires an ALC permit.
10. Courtyard gates must be rustproof and wrought iron in style. Ornamentation, such as an initial or a star, must be black. Ornamentation on top of gates and the use of wreaths or artificial plant material hung on the gate is prohibited. Height of the gate must not exceed the height of the columns to a maximum of six (6) feet including finials². Finials must not exceed six (6) inches. Entry gates require an ALC permit. (See Appendices)
11. An entry gate in the front of a house may include a very limited footage of fence to create an enclosed entrance and support the gate. The fence and gate are the same as back yard fence requirements (see above). This must be incorporated into the landscape and will be reviewed on the merits of the request.

² A finial is an ornamental terminating part, in this case, one that is on top of the fence picket.

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12. All fences adjacent to the community white rail fence can be no closer than five (5) feet and can be measured four (4) feet from the homeowners' property line if white rail fence is not yet installed.
13. Applications for new fences located on property lines common to two or more properties, or additions or modifications to any fence, will require the written agreement of the property owners sharing those common property lines. Such agreements shall be obtained prior to applying for an ALC permit.
14. The homeowner(s) will be responsible to maintain and paint the fence as rust appears.

No alterations, changes or additions to existing fences or gates shall be made without an ALC permit.

E. Grills, Smokers, Fireplaces, Fire Pits, Ovens and Outdoor Kitchens

Portable grills/BBQ grills or smokers do not require an ALC permit and shall be kept on the rear patio only. Storage of grills on the side of house or on turf areas is prohibited. Grills and smokers, if not stainless steel, must be maintained; if rusted, they need to be painted or covered.

The use of a BBQ wall for portable grills and pad may be used to extend the side patio but may only extend three and a half (3 ½) feet into the side yard and must not exceed four (4) feet in height. Any variance will depend on the lot size.

Built-in grills must not exceed four (4) feet in height and must be located in the back of the home on the original patio or a patio extension only and have ALC approval.

Outdoor ovens, fire pits, or fireplaces shall not exceed six (6) feet in height above grade and have ALC approval. They must be located in the back of the home on a patio extension. Also, views from neighboring property will be considered when approving location.

Outdoor kitchens may include appliances, like a refrigerator, or multiple items that are designed into the overall plan. Outdoor kitchens may also include additional electrical and plumbing services or structural changes that will require review by professionals.

The use of fiberglass or plastic utility sinks is prohibited on the patio or patio extensions.

In addition to the ALC Application, the following items must be provided:

1. A professional plan must be provided that is drawn to scale and shows the top, side and front views of all items. Photos of the items similar to those being planned would be appreciated.
2. A plot plan identifying the locations of all the items being planned, the location of the items must not encroach on the side or rear setbacks. Drainage must be shown on this plan.

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3. Sample of construction material must be included and be compatible with existing home, i.e. stucco, stone or brick.
4. Additional landscaping for screening should be annotated.

F. Ancillary Equipment

1. No solar panel, air conditioning unit, evaporative cooler or other apparatus, structure or object shall be placed on the roof of a Dwelling Unit without written consent of Declarant or the Architectural and Landscape Committee. An ALC application and blue permit is required before installation. Wind turbines are prohibited.

An owner may not install a solar energy device that:

- a. as adjudicated by a court:
 - i. threatens the public health or safety; or
 - ii. violates a law;
 - b. is located on property owned or maintained by the Association;
 - c. is located on property owned in common by the members of the Association;
 - d. is located in an area on the owner's property other than:
 - i. on the roof of the home or of another structure allowed under a dedicatory instrument; or
 - ii. in a fenced yard or patio owned and maintained by the owner;
 - e. if mounted on the roof of the home:
 - i. extends higher than or beyond the roofline;
 - ii. is located in an area other than an area designated by the Association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten (10) percent above the energy production of the device if located in an area designated by the Association;
 - iii. does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; or
 - iv. has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;
 - f. if located in a fenced yard or patio, is taller than the fence line;
 - g. as installed, voids material warranties; or
 - h. was installed without prior approval by the Association or by a committee created in a dedicatory instrument for such purposes that provides decisions within a reasonable period or within a period specified in the dedicatory instrument.
2. Compost collectors and ancillary equipment require an ALC permit. Any such equipment may not be visible to neighboring properties or common areas.
 3. An owner may not install a rain barrel, cistern, or rainwater harvesting system if:

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- a. such device is to be installed in or on property:
 - i. owned by the Association;
 - ii. owned in common by the members of the Association; or
 - iii. located between the front of the owner's home and an adjoining or adjacent street; or
 - b. the barrel or system:
 - i. is of a color other than a color consistent with the color scheme of the owner's home; or
 - ii. displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
 - c. The Association may regulate the size, type, and shielding of, and the materials used in the construction of a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or at any other location that is visible from a street, another lot, or a common area if:
 - i. the restriction does not prohibit the economic installation of the device or appurtenance on the owner's property; and
 - ii. there is a reasonably sufficient area on the owner's property in which to install the device or appurtenance.
 - d. In order to enforce these regulations, an owner must receive written approval from Board or the architectural control or review committee (if one exists) by an ALC permit prior to installing any rain barrel or rainwater harvesting system. Accordingly, prior to installation, an owner must submit plans and specifications to and receive the written ALC permit approval of the Board or architectural control/review committee. The plans and specifications must show the proposed location, color, material, shielding devices, size and type of such system or device (and all parts thereof). The plans should also identify whether the device or any part thereof will be visible from any street, other lot or common area.
4. All air conditioning units installed by property owners require an ALC permit. Such units must be ground mounted on a Hardscape pad. The top of the unit being no higher than forty-eight (48) inches above grade. Window air conditioners are prohibited.
 5. All ground mounted mechanical equipment such as property-owner installed air conditioning units, pool pumps, external water softeners, etc., shall comply with the screening provisions of the ALC Requirements and Guidelines. They must be mounted on Hardscape pads. An ALC application and blue permit is required before installation.
 6. Weather recording equipment and/or weather vanes shall not be allowed on the roof or chimney of any home or on any other structure without an ALC permit.

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7. Skylights or Solar tubes may be installed without an ALC permit; however, property owners should be aware that such installation might invalidate or substantially alter the developer's roof warranty. No fee is required.
8. Additional vents must conform to the style and color of those presently installed on the roof by the developer. An ALC application and permit are required, but no fee is required.
9. The use of turbine vents, solar power vents and ridge vents for the purpose of venting heat are allowed. The color must match those on the roof. An ALC application, blue permit and fee are required.
10. Storage cabinets must be a bench style and can only be placed under the original roofline of the rear patio. Tall storage cabinets over thirty-six (36) inches in height are prohibited outside and must be placed inside the garage. For the placement of ornamental objects an open wrought iron aluminum rack is allowed on the rear patio under the roofline. Chemicals used for pools, gardening and insect control cannot be stored in open view. Tools used for landscaping must be stored in the garage.

G. Satellite Dish /Antenna

Consistent with FCC Regulations, the installation of a Satellite Dish or antenna with a mast less than twelve (12) feet is permitted. An ALC application and fee is not required.

1. Homeowners are cautioned to make sure that antennas attached to a mast are properly grounded. Homeowners should investigate the possible dangers of lightning strikes inherent to this area and are encouraged to check with their insurance agents to verify coverage for lightning strikes to antennas, including those mounted on masts.
2. Satellite TV service requires a satellite dish that is typically sixteen (16) inches in diameter (HDTV uses a 16 x 18 inch oval dish). An outside antenna (up 20 x 30 inch) may be required for local channels. Satellite dishes may be installed on the roof or on the ground. Ground mounted mast and satellite dish shall be shielded from view from other lots, the street, and the golf course and common areas, including walking paths, to the maximum extent possible, while still allowing for acceptable quality signal reception. Ground mounted mast and satellite dish shall be hidden from view through the use of screening techniques, existing landscaping, or by adding reasonable additional landscape to achieve this goal.
3. Complete the Satellite Dish/Antenna Installation Coordination Form noting the location on the roof (back or side). For other locations, note the location and explanation for the selection.

The ALC reserves the right to require removal of any device which is not installed in the highest priority location and such homeowner shall be subject to fines as provided in the CC&R's or ALC Requirements and Guidelines.

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4. Satellite Dish Placement

The following options are listed in the order of preference.

- a. Attached to either side or the rear of the home. The dish may be attached to the side of the home or on the roof above the gutter.
- b. Attached to a mast in the side yard with the top of the satellite dish no higher than four (4) feet measured from ground level, and screened from view with landscape shrubbery.
- c. Same as (b) except in the back yard.

Locations that are not preferred include:

- a. On top of the patio roof addition.
- b. On the peak of a residential roof.
- c. Attached to the home on a mast higher than four (4) feet from the attachment point to the top of the dish.

These locations may be acceptable if proof is presented that locations (1) through (3) do not allow acceptable reception, as confirmed by the ALC.

5. Wireless Internet Broadband or Other Authorized Antennas

The following options are listed in order of preference.

- a. Subscribe to alternative broadband Internet services, such as DSL through the telephone company.
- b. Attached to either side or the rear of the home. The antenna may be attached to the side of the home or on the roof above the gutter.
- c. Attached to a mast in the side yard, with the top of antenna no higher than four (4) feet measured from ground level, and screened from view with landscape shrubbery.
- d. Same as (b) except in the back yard.

Locations that are not preferred include:

- a. On top of the patio roof addition.
- b. On the peak of a residential roof.
- c. Attached to the home on a mast higher than four (4) feet from the attachment point to the top of the antenna.

These locations may be acceptable if proof is presented that locations (1) through (3) do not allow acceptable reception, as confirmed by the ALC.

6. Antenna Masts Over Twelve (12) Feet in Height Require an ALC Permit.

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For purposes of safety, any mast supporting an antenna that exceeds twelve (12) feet in height, as measured from the bottom of the mast to the top of the antenna, requires an ALC Permit prior to installation.

Homeowners are responsible for the maintenance and repair of antennas. Antennas must not be allowed to fall into disrepair or become safety hazards.

H. Exterior Lighting

Exterior lighting is intended to accent the home after dark and for safety/security purposes. ALC approval is required prior to changing or adding exterior lighting. In reviewing lighting requests, the ALC will consider the visibility, style, location, color and quantity of the light fixtures. All lighting shall be compatible with the architecture of the home. Outside lighting fixtures must be situated and adjusted so any shining light does not cast an unreasonable amount of light onto as not to create a nuisance for the neighboring property.

Continuous exterior illumination, front, side or rear is prohibited, except for solar or low voltage landscape lighting. Exterior lighting must not create a nuisance to neighbors.

1. Carriage lights serve a dual purpose of safety/security and architectural enhancement of the home. The minimum size of a carriage light for the front of the home is seventeen and one-half (17 ½) inches. Replacements may not exceed twenty (20) inches for the Tradition models and twenty-six (26) inches for the Premier and Estate models. Carriage lights in the rear of the home must not exceed eighteen (18) inches in height.
2. Low voltage (twenty (20) watt bulbs maximum) lighting is permitted. The number and location of the low voltage lighting and solar lighting should be sufficient to illuminate the home and/or landscaping. Individual light fixtures may be ground mounted or attached to the home at a height that is covered by landscaping.
3. Solar lights are permitted within the landscape and along the side of the lead walk only and must be spaced a minimum of four (4) feet apart and a maximum height of eighteen (18) inches along the lead walk and twenty-four (24) inches within the landscaping. The color should not distract from the landscaping or home. The use of different color illumination is prohibited. The style must be traditional and not decorative and consistent with the architectural design of the community. Design approval is required **before installation. A picture of the solar lights must be submitted with application.** Solar lights must be maintained to insure they remain vertically upright and in working order. An ALC permit and fee is required.
4. The placement of two solar lights to illuminate the lead walk where it forms a right angle to the flowerbed will require no application or permit fee. Lights cannot emit illumination that changes color, flashes and style must be traditional and consistent with the architectural design of the community.

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5. Security floodlights are to be used on an intermittent basis only and are not meant to be used to routinely illuminate the landscaping and/or patios.
6. One (1) spotlight is permitted to illuminate an American flag from sunset to sunrise. The maximum brightness of the bulb is fifty (50) watts and must not create a nuisance to neighbors.
7. Post lights may be approved after ALC review. Height cannot exceed that of the carriage lights on the home established during construction.
8. Year-end holiday decorations and lighting may be installed no earlier than November 1st and must be removed no later than January 15th. Other holiday decorations must be removed within one week after holiday.

I. Bug Lights, Bird Feeders, Wind Chimes, Bird Houses and Bat Houses

Bug lights, bird feeders and birdhouses are limited to a total of two and may not be mounted more than six (6) feet in height unless they are hung directly from the eaves of the roof. They may be placed only in the rear of the property. An ALC permit is not required.

Purple Martin birdhouses mounted on a ten (10) to twenty (20) foot pole require an ALC Permit and may be placed in the rear setback.

Wind chimes are prohibited.

Bat houses are prohibited.

J. Hardscape: Driveways, Walkways and Patio Extensions

Driveways, walkways, and/or patio extensions, which are referred to as “Hardscape”, may be constructed or modified and require an ALC permit prior to their construction or installation. Care must be taken that underground utility lines are not disturbed when altering driveways, walkways or patio extensions. Neither the ALC nor the HOA Board shall be responsible for approved driveway/walkway patio extension plans that interfere with or disturb underground utility lines. Setback restrictions will be enforced.

Driveways or lead walks shall be concrete. Surface preparation can be broom finished, stained, stamped and colored, or exposed aggregate. Color shall be earth tones and complimentary to the colors of the house. The same guidelines apply to patio extensions and walkways. Additionally, bricks, pavers or flagstone may be used.

Extension or expansion of driveways requires ALC approval prior to installation. Extensions or expansions intended for side yard parking or vehicle storage are prohibited.

An ALC permit is required for any coating or change of color to the driveway or walkway.

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Seat walls are limited to a maximum of twenty-four (24) inches in height and must be compatible with the house materials. The seat wall must be included in the Hardscape plan submitted to the ALC.

K. Garages

Garages may not be converted to living space or for any use other than that for which they were originally intended. Garages and doorframes may not be modified to accommodate motor homes or other large vehicles. Driveways and garage floors may not be lowered below the original grade or finished floor elevation.

Garage door screens are allowed as Follows:

1. Frame can only be dark brown or black.
2. Screen can only be black.
3. Residents may leave their garage door screen down only while in the process of working in the garage, driveway, or yard and when needing access to the garage to retrieve or return items stored in the garage.
4. The rule for garage door opening stated in the CC&Rs Section 4.2.26 or the Rules & Regulations, Section 6, page 32, apply, regardless of the presence of a garage screen door.

All garage door screens regardless of size shall be subject to the above regulation. An ALC permit and fee is required.

L. Attached Arbors, Patio Screening, Enclosed Back Patios & Gazebos

Attached arbors and shingled patio covers are allowed only in the back of home and may be wrapped around the back corner subject to ALC approval. Arbors can be constructed of aluminum-wood (wood grain), or wood. Arbors cannot extend more than twelve (12) feet out from the existing rear roofline, and are subject to the setback lines. The wood must be painted or stained to match body or trim of house. Wood must be maintained properly on a regular basis with stain or paint just as with other areas of the home that are painted. Arbor construction must meet these minimums standards; structural support posts six by six (6x6) inches, support rafters two by eight (2x8) inches and spindles three by three (3x3) inches. Style cannot deviate from arbors presently constructed in the community. Stone, brick or stucco may also be used in the construction of support post. ALC approval and blue permit is required prior to installation. No application will be reviewed by the committee without a detailed diagram of arbor, a list of materials used with dimensions and a color sample. Treated lumber cannot be used. The arbor or patio cover posts may not infringe on the setbacks.

Shingled covered patios are allowed but shall not extend more than twelve (12) feet from the existing roofline. Solid shingle patio roof covers must be designed to keep with the architectural design of the home. Solid covers must be peaked and the pitch must be consistent with that of the existing roof. The wood must be painted or stained to match

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body or trim of house. Flat solid cover roofs are no longer allowed. Flat roofs that were approved and installed will be allowed to remain.

Patio enclosures shall be constructed of stucco, stone or brick that match the home. A pony wall (a short wall at the base below screening, glass etc. that is added for strength and appearance shall encompass the fully enclosed patios. These pony walls must be a minimum of twelve (12) inches and a maximum of thirty-six (36) inches in height. All brick homes may choose a stucco pony wall that complements the color of the brick. A color sample must be submitted. Retractable screens (e.g. Phantom motorized) do not require a pony wall. All exterior walls must have screens or windows. Enclosed patios may not extend past the original roofline. Window air conditioners and wall units are prohibited. Partial patio enclosures are prohibited.

Enclosures (example: sun rooms or greenhouses) that extend beyond the original rear roofline are prohibited.

Temporary patio enclosures for the use of protecting plants or other items not defined in this document are prohibited.

Solid masonry walls may not exceed forty-eight (48) inches in height and limited to only the sides of the patio under the original roofline. Other screening material may be used to fill the space from the top of the wall to the ceiling, including screen and or lattice, but must meet the guidelines below and must have ALC approval prior to the start of work.

Shrubbery would be the preferred screening material; however, sturdy framed material may be used for screening on either side of the original back patio only.

1. Types of material used must be metal, wood or pressure treated wood. The wood lattice requires a minimum of $\frac{3}{4}$ inch lattice with $\frac{3}{8}$ inch thick wood slats.
2. Screening material must be framed and anchored to the house structure at the top, sides and/or bottom of the original patio.
3. Wood materials must be painted or stained to match body of house.
4. Materials prohibited include plastic, vinyl or untreated pine.
5. Freestanding screening is prohibited.

See "Trellis", paragraph 5, on page 11.

The following items are prohibited:

1. The addition of a deck or balcony
2. Elevated structures such as patio, platforms, freestanding enclosures and decks
3. Outside access to a second story deck
4. The addition of a deck or balcony
5. Greenhouses and greenhouse windows
6. Gazebos

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7. Enclosures for storing trash and recycle containers

All the above requires ALC approval and a blue permit prior to the start of work.

M. Mailboxes

To ensure a consistent street appearance, the current mailbox style installed by the Developer is the only approved mailbox. For replacement parts information, contact the ALC Office. The existing mailbox may not be altered in color or shape/form. A permanent decorative change to the mailbox is prohibited.

Replacement mailboxes must be the same color or shape/form. They must be purchased from Brandon Industries, call **972-542-3000**. The mailbox supplied by the Developer is model M9 (8 ¾ h x 6 ¾ w x 19 d). Brandon Industries carries a mailbox that is one size larger – model M8 (10 7/8 h x 8 ½ w x 20 ¼ d). Both sizes are acceptable and will fit on the existing post.

Optional identification on the mailbox:

1. Front - up to one and one-half (1 ½”) inch numbers.
2. Numbers or names on the side of the mailbox are prohibited.

Holiday decorating of the existing mailbox is allowed. For additional seasonal decoration information, refer to the Rules and Regulations for Robson Ranch Denton Resort Community.

N. Flag Poles & Flags

There are three methods of displaying a flag allowed at Robson Ranch:

- On a permanent free standing flagpole.
 - On a pole mounted in a holder attached to the home.
 - A flagpole with flag supplied by the Robson Ranch Support Our Troops Organization.
1. The installation of a permanent, freestanding flagpole is the only method that requires an ALC permit.
 - a. The location of the flagpole must be at least ten (10) feet from any street and from other lot lines.
 - b. The top may not exceed twenty (20) feet in height, and in no case may it be higher than the highest point of the house.
 - c. A maximum of two (2) flags may be flown simultaneously on this type of flagpole. Flags that may be flown are the United States flag and an official state flag; country, military or school affiliation flag are to be flown beneath the United States flag.
 - d. No other flags, pennants, windsocks, decorative flags or seasonal banner are permitted on a vertical flagpole.

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- e. If the flag is flown at night it must be illuminated. The maximum allowable wattage of the low voltage spotlight is fifty (50) watts.
2. Using the established United States flag code protocol, the United States flag may be flown on any standard flagpole that is mounted to the house structure in other than any vertical manner.
 - a. Only one flag may be flown on the flag pole mounted to the house.
 - b. The United States flag mounted on the house must be removed at sunset.
 - c. Decorative flags, banner, etc. may be displayed for special events, but should be removed within one week after the event.
3. The United States flag that has been purchased from the Robson Ranch Support Our Troops group will only be displayed during daylight hours and must be removed at sunset.

All flags must be in good condition and shall not exceed three (3) feet by five (5) feet in size.

O. Screens, Storm/Screen Doors, Shutters, Awnings

An ALC application and fee is required for the following but no blue permit and subject to the following:

1. Exterior window screens must be a solid color and may only be black, charcoal or brown. Solar screens/Sunscreens and Window Tint may also be black or dark brown in color.
2. Exterior roll down screens are limited to the side or rear of the home under the original roofline. Roll down screens can also be attached to the extended patio covers and arbors in the rear of yard. The screen mounting mechanism must be concealed from the exterior view and installed either to the front or side of the cover depending on the orientation of the sun. Screen color can be black, brown, charcoal or almond. When lowered, screens must be secured and not left permanently down.
3. Screen doors and their ornamentation shall be limited to one of the following:
 - a. Same color as exterior door.
 - b. Same color as home color or trim color.
 - c. Same color as window inserts.
 - d. White, Almond, Black or Dark Bronze.
4. Screen and storm doors require an ALC Application submission and approval. However, the application fee and Blue Permit will not be required.
5. Back patio enclosures are permitted. (See “Attached Arbors, Patio Screening, Enclosed Back Patios & Gazebos”, page 21.)
6. The following are prohibited.
 - a. Exterior shades made of plastic reed or bamboo or cloth.

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- b. Awnings.
- c. Screen enclosures (lanais or cages) in the front or back of the house.
- d. Temporary enclosures.
- e. The use of mirror like window tint on windows.
- f. The use of insulation to cover garage windows.

P. Swimming Pools, Swim Pool/Spas

Swimming pools should be designed as an integral part of the back yard design. This would include landscape screening, pool decking, Hardscape, seating and fencing. The ALC will review the Permit Application on a case-by-case basis. Prior to submission to the ALC, all necessary permits must be obtained from the City of Denton.

After receiving an application for a Pool Permit, a minimum of three members from the ALC committee will meet with the homeowners and Pool Company to review the location of the pool, pump and screening of the pump and pool. The ALC committee at their next scheduled meeting will then review the application.

Setbacks are shown on the original plot plan for each home, as provided by the Developer at the time of purchase. Interior lots (lots that back up to another home) cannot infringe upon the rear 10 foot setback line. Lots adjacent to the common area or golf course may extend flat work past the rear 10-foot setback line provided it is no more than 6 inches high.

In addition to the city requirements the ALC requirements include:

1. Desired location of Pool equipment (pumps, filters, heaters) must be placed so as to minimize noise and visibility from neighboring properties.
2. Sufficient amount of evergreen shrubs must be used to screen pool and pool pump equipment from view of your neighbor, street, greenbelt and golf course.
3. Chemicals and equipment used for cleaning the pool must be stored in garage or storage cabinet (see paragraph 10, page 17). Recreational equipment such as rafts, tubes etc. when not in use must be kept out of view from neighboring properties.
4. The height of the pool deck above finished grade shall be no higher than required for proper drainage. Wood decking is prohibited.

The City of Denton requires a five (5) foot fence around the pool area. A wrought iron style five-foot fence around the perimeter of the property is permitted to comply with this City of Denton requirement. The fence must be planned so that it does not exceed five (5) foot in height. This will be measured from the top rail of the fence to the finished grade. Also see "Fences, Fence Gates & Entry Gates", page 12. No equipment shall be attached to any fence.

Above ground pools are prohibited.

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Q. Hot Tub or Spa

A hot tub is portable, stand-alone and includes the pumps and filters within the unit. A spa is located in the ground and may extend above the finished grade not more than eighteen (18) inches.

1. The only location for a hot tub is on the rear patio underneath the original roofline of the house. Sufficient amount of evergreen shrubs or other material must be used to screen hot tub and equipment from view of your neighbor, street, greenbelt and golf course. An application, fee and ALC approval is required prior to installation
2. A spa can only be located in the rear of the home and incorporated with the Hardscape plan. If the spa has a wall above the Hardscape it must not exceed eighteen (18) inches, must be screened with landscape and cannot enter into the setback. All exterior material must be complimentary to the home and the Hardscape.
3. Swim Pool/Spas do not fall under this category. See “Swimming Pools, Swim Pool/Spas”, page 25.
4. ALC approval is required prior to the construction of a spa, or hot tub.
5. A spa cannot infringe upon the back yard 10-foot setback line.
6. A hot tub or spa is limited to one per property.
7. Chemicals and Equipment used for cleaning spa must be stored in garage or storage cabinet as outlined on and kept out of view of neighboring properties. When the spa is not in use it must be covered.

R. Water Features

Water features include waterfalls, ponds fountains and urns and require ALC approval. Only one waterfall or fountain that includes a statue or one urn is permitted in the front of the home.

Permanent/built-in fountains may be installed only in the back yard and in the front courtyards within an area enclosed by a wall. They may not exceed five (5) feet in height above grade and cannot infringe upon the rear 10-foot setback line.

Waterfalls cannot exceed two (2) feet in height for the front and must be incorporated into the landscape and be harmonious with the surrounding area. Design of the landscape must include all sides of the feature and each request will be reviewed on its own merits.

Waterfalls and ponds are permitted in the back yard and cannot exceed three (3) feet in height and must be incorporated into the landscape and be harmonious with the surrounding area. Design of the landscape must include all sides of the feature and cannot infringe upon the rear 10-foot setback line.

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Water features may require a fence. If the depth of the pool portion of the water feature were twenty-four (24) inches or more, then it would fall under the requirements for a swimming pool.

Water feature pumps must be screened from your neighbor, street, greenbelt and golf course view. Every attempt must be made to minimize noise transmission to adjacent property. Therefore, water pumps shall be located as far as possible from adjacent property. No equipment shall be attached to any fence.

S. Rain Gutters and Clotheslines

No ALC permit is required to install additional rain gutters, gutter guards or downspout extensions. The color and material must match the existing rain gutters. The use of PVC is prohibited.

Clotheslines of any type are prohibited.

T. Signs

There are four types of signs that can be displayed on a homeowner's property. They are: For Sale or For Lease, contractor, security (CoSecurity) and political signs. They are to be displayed temporarily as described below. No signs of any sort can be attached to fences or gates.

1. Home "For Sale" or "For Lease" Signs: The signs, 24 x 18 inches, are displayed in 24 x 41 inch metal frames, supplied by a realtor or the HOA can be displayed temporarily. The brochure holder/tube that may accompany the realtor sign is allowed. Store bought or homemade signs are prohibited. "For Sale By Owner" or "For Lease B Owner" signs must be obtained from the HOA. The HOA sign will accommodate one rider for the phone number. The sign is free but the homeowner must purchase the rider. A maximum of two signs may be displayed. Additionally, one "Open House" sign may be displayed in the front yard only on the day of the open house. No directional signs for the Open House are allowed. Realtor signs must be remove within twenty-four hours of close of escrow.
2. Golf Cart or Personal Vehicle "For Sale" Signs: A home owner can, for the purpose of selling their personal vehicle or golf cart, display a sign on it, but may not be parked on any common areas for the sole purpose of advertising the sale. Additionally, vehicles displaying a "For Sale" sign are not to be parked on the back yard, driveway or left in the garage or golf cart garage with doors open, purely for the purpose of advertising the sale. Established parking rules will still apply.
3. Advertising Signs: No Signs advertising a business, vehicle for sale, or sale of personal property may be displayed on the lawns, in the windows, or otherwise visible from outside of the house. You are encouraged to use the HOA web site or local classified ads for this purpose.

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4. Estate Sale Signs: Estate Sale signs are for the purpose of selling household goods, not for the sale of the house. The dimensions for Estate Sale signs must follow the For Sale sign dimensions stated above. The Estate Sale signs may be displayed only in the front yard of the house and only on the date(s) of the Estate Sale.
5. Garage sales, yard sales and driveway sales are prohibited. A community-wide sale may be organized twice a year by a club(s) or various residents. Permission must be secured from the HOA.
6. Contractor signs must be removed at the end of each work day and upon completion of the permitted job, prior to inspection of the property and refund of the contractor's deposit.
7. Security system signs: One security sign is allowed and may be placed permanently in the front of the home.
8. Political Signs are regulated by the state of Texas. Following is from the Texas State Statute.

Any homeowner shall be permitted to display, on such homeowner's lot, one or more signs advertising a political candidate or ballot item for an election, only at the following times:

- a. On or after the ninetieth (90th) day before the date of the election to which the sign relates; and
- b. Before the tenth (10th) day after that election date.

In addition, all such signs shall:

- a. Be ground mounted;
- b. Only consists of one sign for each candidate or ballot item;
- c. Not contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative components;
- d. Not be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
- e. Not include the painting of architectural surfaces;
- f. Not threaten the public health or safety;
- g. Not be larger than four feet by six feet;
- h. Not violate a law;
- i. Not contain language, graphics, or any display that would be offensive to the ordinary person; and
- j. Not be accompanied by music or other sounds or by streamers or be otherwise distracting to motorists.

The Association may remove a sign displayed in violation of this rule.

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III. ALC REVIEW REQUIREMENTS

The Architectural and Landscaping Committee (ALC) monitors and guides the environmental development of the community through a formal review of property owners' landscape and architectural plans. This process assures continuation of the standards of excellence established by the Developer and subsequently maintained and enriched by individual property owners.

A. ALC Process

The ALC Process starts with the homeowner completing and submitting an ALC Permit Application to the ALC Office currently located in the Sports Center.

There is a sign over the basket for submitting the ALC Application which informs the homeowner of the next meeting and when their blue permit may be picked up. The ALC reviews the ALC Permit Applications during their meetings, which are scheduled weekly. The ALC will notify the homeowner and/or contractor if the application needs more information or if the application was not approved. If the homeowner and/or contractor do not receive a call, a copy of the application and the blue permit may be picked up from the basket at the ALC Office on the day specified on the ALC notice. The blue permit must be displayed in a front window visible from the street and then the requested work may begin. Upon completion of the work, the homeowner returns the blue permit to the ALC Office. The ALC may schedule an on-site inspection or perform a drive-by inspection. The ALC Process ends with two completion letters (one for the homeowner and one for the ALC file) stating work was approved or denied.

B. ALC Permit, Application

1. An ALC Permit Application may be downloaded from the RR HOA Website at www.RobsonRanchHOA.org or from the literature rack outside the ALC Office. For your convenience, there is copy of the ALC Permit Application following this section of the ALC Requirements and Guidelines. To ensure timely ALC review, the following procedures must be followed.
2. An ALC Permit Application must be completed in full by the homeowner and submitted along with a thirty (30) dollar fee. The fee is good for one (1) year from the date the fee was paid and may be used for additional ALC Permit Application submissions. Incomplete applications will be returned. The ALC Permit Application form must contain the following:
 - a. Homeowner's name and email address.
 - b. Model of house, date of contract and the closing date, lot number and unit number of the property.
 - c. Street address of your Robson Ranch property and phone number.
 - d. Include your current address if applicable and current phone number in case the need arises to call for clarification.

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- e. Name and phone number of contractor, sub-contractor, and or agent doing the work. All contractors must be bonded by the HOA. Before work begins, contractors are required to sign a Contractor's Cash Bond Agreement & submit a \$250 check, which will be refunded upon successful completion of the project. The bond will be held by the ALC Office and will be refunded in thirty days when an inspection of the work is approved by the ALC, unless there is a complaint by the homeowner or adjacent property owners.
 - f. Starting date and Ending date of the project.
 - g. Check the appropriate box for the type of work to be done (i.e. landscape, Hardscape, fence, pool, etc.).
 - h. Provide a detailed description and location of work to be done. Identify location within the property (front/back yard, courtyard, point attached to home).
 - i. Homeowner signature and date showing their agreement to comply with the ALC Requirements and Guidelines and the conditions of ALC approval.
3. Supporting documents must accompany the application before the ALC can review the application. Include the following:
 - a. Copy of the Developer's plot plan that shows the property lines and setback lines of the lot and the "footprint" of the home as located on the lot.
 - b. One (1) copy of the landscape plan, drawn to scale, and showing location of the planting beds. A legend identifying the common name, number, size and location of plants and shrubs.
 - c. Location of Hardscape on the plot plan and/or a landscaping design and color samples of the material to be used. The ten (10) foot setback must be shown.
 - d. Drainage must be indicated on the plan. Positive drainage must be maintained at all times.
 - e. Location of fences and arbors on the plot plan and additional supporting material (i.e. detailed description, layout and material samples, etc.).
 - f. Site improvements should be shown on the drawing such as additional patio space, walkways, and trellises. Also include elevation changes, retaining walls, lighting and trees.
 - g. Color samples of paint, rocks, door, screens, etc, which can be seen from the outside of the home.
 - h. The location of all mechanical equipment must be shown, including their landscape screening.
 4. Completed applications that were received in the ALC Office by 12:00 PM (noon) on the Friday preceding a weekly meeting will be considered. Incomplete applications that are submitted will not be considered.
 5. The ALC reviews the ALC Permit Applications against the standards set forth in the ALC Requirements & Guidelines and the CC&R's during their weekly meeting.

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6. The ALC decision shall be rendered in one of the following decisions:
 - a. Approved - The entire plan, as submitted, is approved.
 - b. Approved as noted - The plan, as submitted, is partially approved. The property owner may proceed with the work but agrees to comply with any and all conditions stated on the application. Corrections must be reflected in the work.
 - c. Pending - Additional information is required for the ALC to make a decision. Work may not begin.
 - d. Not Approved - The entire plan, as submitted, is not approved and no work may commence.
7. The ALC will notify the homeowner and/or contractor if the application needs more information or if the application was not approved. If the homeowner and/or contractor do not receive a call, the application was approved and the blue permit may be picked up from the basket at the ALC Office after noon on the day identified on the notice when the ALC Application was submitted. The blue permit must be displayed in a front window visible from the street and then the requested work may begin. The second set of plans will be returned to the homeowner.
8. Material changes or deviations from the approved plans shall not be made without prior written approval of the ALC. All landscape, Hardscape, home additions or changes requiring an ALC permit must be installed according to the approved plan.

C. Site Inspection

After the project is complete, the homeowner must return the blue permit to the ALC Office, a team of ALC members may set up a time to review the work done and determine if it complies with the approved plan. Or the ALC may perform a drive-by inspection. A letter indicating the Compliance will be given (or mailed) to the homeowners for their records. A copy of this letter will be filed with the application, plans, and blue permit in the homeowners file at the ALC Office.

Rubbish or debris from the property owner landscape or construction projects may not be stored or left on any vacant lot.

If the ALC determines that work completed is not in compliance with these Requirements and Guidelines or the CC&R's, the property owner will be notified in writing of such non-compliance. This notice will specify in detail the particulars of the non-compliance. The property owner must remedy the same within the time provided in the notice and in no event longer than 30 days from the date of the notice, or if the property owner disagrees with the ALC's non-compliance position, the property owner may request a hearing, from the ALC Committee, on or before the thirtieth (30th) day after the date you receive notice in accordance with Section 209.007 of the Texas Residential Property Owners Protection Act. Failure to remedy or appeal the non-compliant items will result in the ALC referring the matter to the HOA Board. The HOA Board shall take the matter under consideration and notify the homeowner of the Board's position regarding compliance and seek whatever action is appropriate under the CC&R's. If the property

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owner disagrees with the Board's notification, the property owner may file an appeal with the Board within 30 days from the date of the notice as provided in subsection F below.

While the ALC Requirements and Guidelines are intended to provide parameters for design and visual quality, they are not all-inclusive. During the site inspection, the ALC team will consider, among other things, the quality of the workmanship, harmony of design with existing structures, topography, and finish grade elevations. ALC assessment will be based on aesthetic considerations, as informed by these ALC Requirements and Guidelines.

D. Variances

Certain circumstances may include limitations caused by topography, natural obstructions, or other environmental considerations. The ALC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the CC&R's or the ALC Requirements and Guidelines, and is compatible with existing and anticipated uses of the adjoining properties. No variance shall be effective unless in writing and signed by the Declarant or the reviewing committee's chairperson and a majority of the committee members.

The ALC shall not authorize variances without the written consent of the Declarant so long as the Declarant owns any portion of the Properties or has a right to annex any property.

E. Fees

Prior to the issuance of a permit, a fee of thirty (30) dollars will be collected for all landscaping and construction projects. This fee is waived for yard art applications. Once a fee has been paid, any subsequent permits during the next twelve (12) months will not be subject to a fee. All fees are non-refundable. Fees for modifications of completed work may be waived at the discretion of the ALC.

F. Governmental Permits

It is the property owner's responsibility to obtain all necessary permits. The issuance of a governmental permit does not relieve the property owner of also obtaining an ALC permit and vice versa.

G. Violations

A written notice of any violation of these Requirements and Guidelines, including without limitation the failure to secure approval of an architectural or landscaping plan, will be sent to the property owner by certified letter, with return receipt requested, that specifies:

1. the violation or complaint that is the basis for the fine or other remedy stated and reference the rule(s) and/or CC&R section(s) violated;

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2. any fine or amount due and/or remedy stated by the association from the homeowner;
3. unless the owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six (6) months, the current citation must inform the homeowner that the homeowner shall have a reasonable period to cure the violation and avoid the fine or suspension;
4. homeowner may submit, on or before the thirtieth (30th) day after the homeowner receives the notice, a written request for a hearing before the ALC; and
5. homeowner has the right to appeal the ALC's hearing decision to the board by written notice to the board.

Failure either to correct the violation and so advise the ALC, or notify the ALC of a reasonable course of action to correct the violation within the specified time frame, will result in the matter being referred to the Board for possible further action and/or penalties.

H. Request for hearing before ALC

If an individual appeals a notice of violation to the ALC, the appeal shall be conducted by the ALC in accordance with the following procedures:

1. Individual has thirty (30) days from the date of receipt of the written notice of violation to appeal to ALC.
2. Appeals must be in writing and turned in to the HOA Office no later than thirty (30) day time period set forth above.
3. ALC will hear appeals at its regular meeting time. If unable to handle all appeals at regular meeting time, ALC may set an additional time to hear any unheard appeals. Notwithstanding the foregoing, the ALC shall hold the hearing not later than the thirtieth (30th) day after the date that the ALC receives the owner's request for a hearing and shall notify the owner of the date, time, and place of the hearing not later than the tenth (10th) day before the date of the hearing. The board or the ALC may request a postponement, and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Additional postponements may be granted by agreement of the parties.

ALC will deliver a decision in writing, within a reasonable time after deliberations. The notice shall specify the ALC's decision regarding the appeal and shall state that the individual has the right to appeal the decision of the ALC, in writing, directly to the Board.

If a property owner appeals a decision of the ALC on a permit approval, the ALC can decide whether to hear the appeal in accordance with the above hearing procedure or refer the matter to the Board. The Board may exercise all approval and disapproval options that were available to the ALC. Should the Board concur with the ALC's findings; the property owner will be required to submit new plans and a new permit

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application. Should the Board disagree with the ALC; the property owner will be so advised by the Board.

I. Appeals to the Board

Any property owner may appeal, to the Board, a decision by the ALC on a notice of violation. Any such appeals to the Board must be in writing and received by the Board within thirty (30) days of the property owner receiving the decision from ALC. The Board shall consider written appeals of ALC decisions, including holding a hearing, if requested by the homeowner. Such hearing may be held via telephone conference and shall be subject to such time limitations as established by the Board. Within a reasonable time after considering a written appeal to the Board, the Board will send the homeowner a Ruling Letter by certified mail, with return receipt requested, that specifies:

1. decision of the Board regarding the appeal;
2. fine or desired action requested of the homeowner; and
3. consequences to the homeowner of failing to resolve the issue as specified by the Board.

IV. SEVERABILITY

If any provision of these Requirements and Guidelines is ruled invalid, the remainder of these Requirements and Guidelines shall remain in full force and effect.

V. LIMITS OF LIABILITY

ALC approval of plans shall not constitute a representation, warranty or guarantee that such plans and specifications comply with sound engineering design practices or with zoning or building ordinances, or other governmental regulations or restrictions. By approving such plans and specifications, the ALC, nor the members thereof, the HOA Board, nor any member thereof, nor the Declarant, nor any of its employees or related entities or affiliates, assumes any liability or responsibility for any defect in the structure constructed from such plans or specifications. None of the aforementioned persons or entities shall be liable to any member, property owner, occupant or other person or entity for any damage, loss or prejudice suffered or claimed due to:

1. the approval or disapproval of any plans, drawings and specifications, whether or not defective, or
2. the construction or performance of any work, whether or not pursuant to the approved plans, drawings and specifications.

All parts of the CC&R's regarding this subject remain in full force and effect. To the extent possible, all provisions of these Requirements and Guidelines shall be read in conjunction with the CC&R's. Should any provision contained herein contradict any provision of the CC&R's, and then the CC&R's shall prevail.

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VI. APPENDICES'

A. ALC Application

1. **Backyard: Grill/Fireplace/Fire-Pit (Picture)**
2. **Brick, Concrete/Pavers/Stain/Stone/Tile: (Color, Type)**
3. **Door/Screen/Window: (Color, Picture)**
4. **Electrical Work: Exterior (Describe)**
5. **Fence/Gate: Perimeter Flat Top Rail Fence (Color, Height, Material, Style)**
6. **Gutters, Roof, Solar-Panels, Vent: (Color & Describe)**
7. **Hardscape: Border, Courtyard, Drive, Patio, Walkway (Material, Finish)**
8. **Irrigation: Drip, Spray, French-drain (Describe)**
9. **Landscape: Bed, Shrub, Tree-Ornamental (Describe & Size)**
10. **Lighting: Fixture (Picture) & Location (Plot plan)**
11. **Other:**
12. **Painting (Exterior): Garage, Fascia, Stucco, Trim (List Colors)**
13. **Patio: (Fixture & Location)**
14. **Pool/Hot-Tub/SPA/Water-Feature: (Picture & Size)**
15. **Structure: Addition/Arbor/Enclosure/Wall (Describe & Size)**
16. **Wall-Art/Yard-Art**

B. Additional Information:

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- 1. Patio Enclosure, Arbor, Patio Screening, Pony Wall Masonry Wall, Fire Place, Fire Pit, Built-in BBQ, Outdoor Kitchen, Fence/Gates, Vents & Roofs**

C. Landscape

- 1. Landscape Proposal (example)**
- 2. Design**
- 3. Plants Lists (example)**
- 4. Plant Requirements**

D. ALC Application Instructions:

E. Fence Options:

- 1. Common Fence Waiver**
- 2. Waiver Release, non-Aluminum**

F. ALC Landscape Requirements Summary

G. Landscape Design Example

H. Plant List Examples

I. Winterize Your Irrigation System

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