

Springbrook Owners Association

**SPRINGBROOK OWNERS
ASSOCIATION**

**ARCHITECTURAL COMMITTEE
RULES**

**Adopted: April, 1997
Revised: February 17, 2003**

Architectural Committee Members:

Steve Turner, Chairman

Scott Swearengin

Jill DeCabooter-Ortiz

Springbrook Owners Association

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Springbrook Owners Association

ARCHITECTURAL COMMITTEE MISSION STATEMENT

It is the mission of the Springbrook Owners Association Architectural Committee to protect property values and make the neighborhood an enjoyable and safe place to live. This can best be accomplished by each Association member considering the effect of his (her) actions on his (her) neighbors. It can also be accomplished through careful and fair, implementation and enforcement of the Springbrook deed restrictions.

GOALS

Through the deed restrictions, each member has entered into a contract with the other members to protect property values, maintain safety, and make Springbrook an enjoyable place to live. Each member is expected to understand and abide by this contract.

In an effort to keep Springbrook a safe and attractive place to live, and to protect property values, the Committee will work to:

- Set Standards (rules) for implementation of the restrictions.
- Evaluate and act on requests for improvements or variances to the restrictions.
- When necessary, refer restriction violations to the Board of Directors for enforcement action.

COMMITTEE PHILOSOPHY

The Springbrook neighborhood consists of homes that are in close proximity to each other. Thus, the action of any member is likely to have an effect on his (her) neighbor. In this light, it is paramount to consider the effect of all requests for improvements or variances as well as reported restriction violations on:

- Their effect on the health and safety of the neighbors and neighborhood.
- Their effect on the property values of the neighbors and neighborhood.
- Their effect on the overall appearance of the neighborhood.
- Their effect on the ability of neighbors to enjoy their property in a pleasant and tranquil setting.

Each member is encouraged to work out concerns or differences with his (her) neighbor prior to contacting the Association.

In accordance with the Springbrook Covenants, the committee will utilize rules to evaluate requests for improvements or variances. These rules will assist in the fair and objective evaluation of these requests.

Springbrook Owners Association

Many improvements were made to member properties prior to the formation of the Springbrook Owners Association. While possibly not in concert with the above philosophy, the Committee has, upon request of the member, granted variances for those improvements that were in place prior to the above date. This "grandfathering" was made as a mandatory part of the contract. These variances do not set a precedent for approval of similar variances on the same or other properties.

There are a handful of properties that are not part of the Association. The Committee will encourage these property owners to maintain their property in concert with the Springbrook restrictions and join the Association.

Steve Turner
Chairman
Architectural Committee
February 17, 2003

Julie Partridge
President
Springbrook Homeowners Association
February 17, 2003

Springbrook Owners Association

SPRINGBROOK RECTRICTION REFERENCES

As a guide, below are some specific references to the Springbrook Covenants, Conditions and Restrictions that are in-place for each member property. The complete text can be found in the CC&Rs.

These sections are identified within rules using the Section 1 / Section 2 format (e.g. Fencing is shown as 4.12/4.15).

Section 1 (Felder)	Section 2 (K&B)	Restriction Topic
1.11	1.12	Defined as an improvement
3.01	3.01	Specific Requirements for Towers and Antennas
3.04	3.04	Signs
3.05	3.05	Rubbish
3.06	3.06	Nuisance
3.08	3.08	Specific Athletic and Recreational Facility requirements
3.09	3.09	Window Treatment
3.13	3.13	Unightly Articles
3.14	3.14	Motor Homes, Travel Trailers, Recreational Vehicles
3.15	3.15	Garages
3.16	3.16	Sight Distance at Intersections
3.17	3.17	Compliance with the Restrictions
3.19	3.19	Window Units
4.01	4.04	Requires prior construction approval by Architectural Committee
4.05	4.08	Detached Buildings - Specific Requirements including compatibility size.
4.07	4.10	Repair of Buildings
4.08	4.11	Requires PRIOR approval by Architectural Committee to Alter or Remove Improvements
4.09	4.12	Roofing Materials
4.11	4.14	Drainage
4.12	4.15	Fences
4.13	3.22	Landscaping
4.17	4.19	Unfinished Structures
4.19		Obstruction of views
4.20	4.21	Landscaping
4.21		New materials used only
7.06	6.07	Plans and Review
7.06	6.07	Prohibits Improvements (including color, finishes, materials, etc.) that are incompatible with residential development within the Property.
7.14	6.15	Certificate of Compliance

Springbrook Owners Association

ARCHITECTURAL COMMITTEE GENERAL RULES

Rule Adopted: April 21, 1997

Rule Revised: February 17, 2003

- These rules are adopted in accordance with applicable sections of the Springbrook CC&R's. These included Springbrook Section 1 Paragraphs 6.04 & 7.05 and Springbrook Section 2 Paragraphs 5.04 and 6.06.
- The Architectural Committee will meet once per month, at a minimum, to act on homeowner requests.
- Approvals are granted for a specific improvement. A new request must be filed when the improvement is modified or replaced.
- There will be **no charge or fee** for review of any request that is submitted and approved **PRIOR** to beginning construction of that improvement.
- There will be a one-hundred dollar (\$100) fee for review of any improvement request, if construction of the improvement is begun **PRIOR** to approval by the Architectural Committee. The request will not be reviewed until payment has been received.
- Homeowners, who start or complete an improvement prior to Architectural Committee action, must bring the improvement into compliance with the findings of the Architectural Committee within 30 days of said action. This may involve modification or removal of an improvement at the homeowner's expense.
- All requests for approval must be submitted, in writing, on the "Request for Architectural Committee Approval" form and must be signed by the homeowner. This form is included in this packet, is available from the Association office and is also available on-line.
- **The Architectural Committee does not, under any circumstances, grant verbal approval for any improvement!** No Architectural Committee member, HOA Board Member, HOA Staff Member, or other HOA representative is empowered to give verbal approval to any improvement. The only valid approval of an improvement is the "Request For Architectural Committee Approval" form which has been signed by the homeowner and the Architectural Committee. Any homeowner who contracts for, or initiates construction of any improvement without this written approval, does so solely at his/her own risk.

Springbrook Owners Association

General Rules

Rule Adopted: April 21, 1997

Rule Revised: February 17, 2003

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- Approval by the Architectural Committee indicates that the improvement meets the requirements of the Committee. Approval of a request does not ensure that the request meets the requirements of other organizations (e.g. County or City). Nor does it ensure that it meets other specific restrictions on the subject property (e.g. drainage easements).
- The Architectural Committee reserves the right to forward Architectural Committee Requests to the City of Pflugerville and/or other governmental agencies so that they can monitor the permitting and construction of improvements.
- The Architectural Committee is not responsible for reviewing any request on the basis of structural safety, engineering soundness, or conformance with building or other codes.
- Architectural Committee Requests will be evaluated based on the rules that are in-place on the date that the improvement request, with all necessary documentation, is received by the Architectural Committee.
- Specific Architectural Committee Rules were initially adopted on April 21, 1997 and amended in February, 2002. These rules may be revised by the Architectural Committee from time to time.

The Springbrook Architectural Committee Rules are revised and adopted February 17, 2003 by the Springbrook Owners Association, Architectural Committee.

Steve Turner

R. Scott Swearingin

Jill DeCabooter-Ortiz

Springbrook Owners Association

EVALUATION GUIDELINES FOR: ACCESSORY BUILDINGS AND GAZEBOS

Rule Adopted: April 21, 1997

Rule Revised: February 17, 2003

COMMITTEE EVALUATION PHILOPHY:

Accessory buildings, including gazebos, should be constructed to compliment the neighborhood and primary residence. Buildings should be located away from areas that are visible from the front of the home or the interior neighborhood roadways.

Finishes must meet the criteria below. Glossy or reflective finishes will not be permitted.

“Standard” wood and shingle buildings that meet the criteria below will generally be approved.

Vinyl or polymer storage buildings will be evaluated on a case-by-case basis.

Metal or aluminum buildings will NOT be approved.

Buildings constructed of exotic materials, that are dissimilar to residential construction in the neighborhood will be evaluated on a case-by-case basis, but will generally NOT be approved.

ALL accessory buildings, including Gazebos, are considered “improvements” and require PRIOR Architectural Committee approval.

SPECIFIC COMMITTEE RULES:

- **CONSTRUCTION:** Per Restriction Sections 4.05/4.08 and 7.06/6.07, the building must be compatible with the design and materials used in the single family residential structure (see these sections for specific wording). Thus:
 - Sidewall construction must be made of wood, brick or vinyl similar to the residence.
 - Asphalt shingles, if used, must be similar to the residential structure in type and color. Other types of roofing will be evaluated on a case-by case basis
 - Metal and aluminum buildings are considered incompatible and will not be approved.
 - Other types of construction will be evaluated on a case-by-case basis.
 - All Accessory Buildings, including gazebos, require **PRIOR** Architectural Committee review and approval.

Springbrook Owners Association

Accessory Buildings and Gazebos

Rule Adopted: April 21, 1997

Rule Revised: February 17, 2003

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- **SIZE:** Per Restriction Section 4.05/4.08 the Detached (Accessory) Building may be no greater than 10% of the floor area of the single family residence and may not be greater than 1 story high (see these sections for specific wording). Thus:
 - The Detached (Accessory) Building must meet the above floor size requirements.
 - No Detached (Accessory) Building may exceed 12 feet in height from its lowest point at ground level to its tallest point.
- **DRAINAGE:** No Detached (Accessory) Building may interfere with the established drainage pattern over the owner's or any other property. Detached (Accessory) Buildings shall be located to prevent ground and roof runoff from impacting adjacent properties.
- **COLOR:**
 - The Accessory Building color shall match that of the primary residence. Shingles shall match the primary residence.
 - Bright or contrasting colors, including gloss finishes, will not be approved.
 - The use of other colors and finishes shall be reviewed on a case-by-case basis.
- Repainting or re-roofing of the exterior of a structure, in a color or finish that does not match the original color and material for that structure, requires **PRIOR** approval of the Architectural Committee.
- Repainting or re-roofing of an approved, non grandfathered, Accessory Building in the same color and material does not require prior approval of the Architectural Committee.
- Repainting, reroofing, or major repair to Improvements that were "grandfathered" with variances when the Association was formed in 1995 requires **PRIOR** approval of the Architectural Committee.

REQUIRED SUBMISSIONS:

- All improvements require Architectural Committee approval **PRIOR** to construction or modification!
- The following must be submitted:
 - A Site plan or scale drawing showing location on the lot, including the building footprint and distances from the edge of the lot. If wider than the structure, the roof-edge outline shall be shown on the plan.
 - A building floor plan, brochure, or specific description including style, profile and dimensions. This description shall also show specific building height.
 - Specific information showing type of sidewall construction and color, as well as roofing type and color shall be provided.
- Samples of materials must be submitted upon request.

Springbrook Owners Association

Accessory Buildings and Gazebos
Rule Adopted: April 21, 1997
Rule Revised: February 17, 2003
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KNOWN REGULATIONS BY OTHER AGENCIES:

- Buildings may be subject to: Setbacks, Easements, Drainage, and Impervious Cover.
- City of Pflugerville Building Permit may be required.

This Rule revised and adopted February 17, 2003 by the Springbrook Owners Association, Architectural Committee.

Steve Turner

R. Scott Swearengin

Jill DeCabooter-Ortiz

Springbrook Owners Association

EVALUATION GUIDELINES FOR: ATHLETIC EQUIPMENT INCLUDING, BUT NOT LIMITED TO: BASKETBALL GOALS, PLAYSCAPES, POOLS, TENNIS & SPORT COURTS

Rule Adopted: April 21, 1997

Rule Revised: February 17, 2003

ARCHITECTURAL COMMITTEE PHILOSOPHY:

Residents may locate athletic equipment in their yards behind the fence line. Athletic equipment must be painted and maintained to compliment the neighborhood and the residence. Platform height of playscapes is limited to provide privacy to neighbors.

Basketball goals must be on a fixed pole, no closer than 15 feet from the curb. Due to safety concerns, goals may not be located along the curb of any street. Portable goals, except those that had Architectural Committee approval prior to February 17, 2003 are prohibited. Basketball goals are now provided in the Springbrook HOA Park.

Pools, sport courts and other athletic equipment will be reviewed on a case-by-case basis.

SPECIFIC COMMITTEE RULES:

- **CONSTRUCTION:** Per Restriction Section 7.06/6.07 the improvement must be compatible with the design and materials used in the single-family residential structure (see this section for specific wording). Thus:
 - Playscapes may be constructed of wood.
 - Swingsets may be constructed of wood or of a corrosion resistant metal and must be properly maintained.
 - Pools, Tennis, and Sports Courts will be evaluated on a case-by-case basis for compatibility.
 - Other types of construction will require Architectural Committee review and approval for compatibility.
- **SIZE:** Playscapes, Swingsets and other athletic equipment, except for basketball goals, must not exceed nine (9) feet in height with the highest platform height being no greater than six (6) feet.
- **LOCATION AND DRAINAGE:** Athletic equipment may not interfere with the established drainage pattern over the owner's or any other property. Athletic equipment shall be located to prevent runoff from impacting adjacent properties. All equipment other than basketball goals shall be located behind the front of the residential structure and shall not be visible from the front of the home.

Springbrook Owners Association

Athletic Equipment

Rule Adopted: April 21, 1997

Rule Revised: February 17, 2003

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- **COLORS:** Any Athletic or Sports Equipment, except basketball goals and metal swingsets, that exceed 6 foot in height, shall be constructed of a natural finish wood, similar to the residential fencing, or shall be of a color to match those of the residential construction. All painted metals shall be maintained free of rust and corrosion.
- **BASKETBALL GOALS:** Goals must be attached to a freestanding pole anchored to the ground. Portable goals are not permitted, except as noted below. Goals may not be attached to a residence or any other structure. They may be located in the front of the structure, but may not be closer to the road than 15 feet from the nearest curb. Basketball goals may not be located, even temporarily, on or at the edge of any Springbrook street. All goals and their nets must be properly maintained.
 - **Note:** Portable Goals located at residences with written Architectural Committee approval dated prior to February 17, 2003 are grandfathered. They may be utilized by the present owner at a fixed location no closer than 15 feet from the curb until they are removed or replaced by the present owner or the property changes hands.

REQUIRED SUBMISSIONS:

- All improvements require Architectural Committee approval **PRIOR** to construction or modification!
- The following must be submitted:
- A Site plan or drawing, showing location on the lot, including the structure's footprint and distances from the edge of the lot.
- A plan, brochure, or specific description, including dimensions. This description shall also show the specific height of the improvement.
- Specific information showing construction materials and color shall be provided.
- Samples of materials must be submitted upon request.

KNOWN REGULATIONS BY OTHER AGENCIES:

- May be subject to: Setbacks, Easements, Drainage, Impervious Cover, Backflow Prevention.
- City of Pflugerville Building Permit may be required.

This Rule revised and adopted February 17, 2003 by the Springbrook Owners Association, Architectural Committee.

Steve Turner

R. Scott Swearingin

Jill DeCabooter-Ortiz

Springbrook Owners Association

EVALUATION GUIDELINES FOR: DBS TELEVISION DISHES, TOWERS, TVBS TELEVISION AND OTHER ANTENNAS Rule Adopted: April 21, 1997 Rule Revised: February 17, 2003

ARCHITECTURAL COMMITTEE PHILOSOPHY AND RULE FOR DIRECT BROADCAST SATELLITE (DBS) DISHES:

Federal Communications Commission (FCC) rules give each homeowner the right to receive television through Direct Satellite Broadcast (DBS) systems. The goal of the Architectural Committee is NOT to prohibit satellite dishes or the reception of satellite signal. Our goal is to maintain our architectural standards by making these dishes as unobtrusive as possible, while ensuring that the homeowner receives a quality satellite signal.

The Architectural Committee requires that each DBS dish be placed in a location that is the least visible from the front of the residence. The specific location for this dish will vary based on the orientation of the home in respect to the DBS satellite. The preferred locations are (in order of priority/ preference):

- On the back or back corner of the home.
- On the side of the home behind the center-line of the home.

The “basic” installation package from both DBS providers (Dish Network and Direct TV) includes a minimum of 120 feet of coaxial cable. Thus, the homeowner should be able to have the dish located and cable neatly dressed at one of the above preferred locations without additional expense.

Other locations forward of the center-line of the home are NOT preferred locations and may be utilized only if the homeowner can demonstrate, in writing and in fact, that the satellite signal cannot be received by a dish in the preferred location. In all cases, the location least visible from the front of the home that allows reception of the satellite signal must be used.

- Prior Architectural Committee approval of DBS Dish installations is not required. However, homeowners must install the dish in a “preferred location” as described above or be able to demonstrate, in writing and in fact, that the satellite signal cannot be received from a “preferred location.” The Association may require a homeowner, at his/her expense, to relocate a DBS Dish that is installed in a “non-preferred location” if the DBS signal can be received from a “preferred location.”

Springbrook Owners Association

DBS, Towers and Antennas
Rule Adopted: April 21, 1997
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The FCC specifically allows Homeowners' Associations to establish preferential locations for DBS Antennas, so long as these rules do not impose unreasonable delay or expense or preclude reception of an acceptable quality signal. To meet this requirement:

- Delay: Prior Architectural Committee approval is not required.
- Cost: There should be no unreasonable cost to the homeowner to utilize a preferred location, as manufacturer's basic installation includes up to 120 feet of coaxial cable. No Architectural Committee approval fee is required.
- Reception: The homeowner is not restricted from receiving the satellite signal. However, he/she must use the location least visible from the street to receive the signal.

Antenna feed lines must be neatly dressed and located or painted to minimize visibility.

The Architectural Committee will, upon request of the homeowner, provide architectural review of any proposed satellite location and/or provide a written approval of such a location. This consultation and/or approval is not required by the Association.

IMPORTANT HOMEOWNER'S NOTE: Direct Broadcast Satellite (DBS) installation contractors are typically paid a "flat rate" to install systems. In many cases, unless otherwise instructed by the homeowner, they minimize their installation costs (cable and labor) by installing the dish directly above the existing Cable TV entrance point. In almost all cases, this entrance point is on the side of the home near the front of the building. ARCHITECTURALLY, THIS IS NOT A PREFERRED / ACCEPTABLE LOCATION FOR THE SATELLITE DISH.

The DBS dish must point directly at the satellite. However, the required elevation of primary satellites (Dish Network: 48 degrees, Direct TV: 54.4 degrees) allows significant flexibility in the location of the DBS Dish.

The basic installation package from satellite providers, Direct TV and Dish Network, includes, at least, 120 feet of RG6 cable. It is your responsibility as a homeowner to insist that the dish be located in an approved location and that cables be neatly routed. This cost is included by both companies as part of their basic installation package and can be provided upon request at no additional charge to the homeowner.

Springbrook Owners Association

DBS, Towers and Antennas
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ARCHITECTURAL COMMITTEE PHILOSOPHY AND RULE FOR TELEVISION BROADCAST (TVBS) ANTENNAS:

Federal Communications Commission (FCC) rules give each homeowner the right to receive television through Television Broadcast Stations (TVBS). The goal of the Architectural Committee is NOT to prohibit antennas or the reception of the television signal. Our goal is to maintain our architectural standards by making these antennas as unobtrusive as possible, while ensuring that the homeowner receives a quality satellite signal.

FCC TVBS antenna requirements are similar to their DBS requirements. The Springbrook Architectural Committee requirements are the same as the DBS requirements above.

Homeowners must follow the “preferred location” requirements outlined in the DBS section.

Homeowners are strongly encouraged to use the “lowest profile” antenna possible to receive a quality television signal.

ARCHITECTURAL COMMITTEE PHILOSOPHY AND RULE FOR OTHER TYPES OF ANTENNAS AND TOWERS:

All other types of antenna or tower installations require **PRIOR** Architectural Committee Approval.

Restriction Section 3.01/3.01 is specific about towers and antennas. IT SHOULD BE READ IN ITS ENTIRITY. This section describes in detail the guidelines that must be followed by the Architectural Committee in reviewing this type improvement. Thus:

- Except as noted above, no antenna or tower may extend above the roofline of the residence.

Radio Towers and similar structures must be located to the rear of the rear wall of the residence. They may not be taller than the roofline of the residence.

Springbrook Owners Association

DBS, Towers and Antennas
Rule Adopted: April 21, 1997
Rule Revised: February 17, 2003
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REQUIRED SUBMISSIONS:

- DBS DISHES AND TVBS ANTENNAS:
 - No prior approval required.
 - See detailed information above.
- ALL OTHER TYPES OF ANTENNAS AND TOWERS:
 - All improvements require Architectural Committee approval **PRIOR** to construction or modification!
 - The following must be submitted:
 - A site plan showing SPECIFIC location on the lot or building, including the building footprint.
 - A plan, brochure, or specific description including dimensions. If a tower is being constructed this description shall also show the specific height of the tower.
 - Specific information showing construction materials and color shall be provided.
 - Samples of materials must be submitted upon request.

KNOWN REGULATIONS BY OTHER AGENCIES:

- May be subject to: FCC, Setbacks, Easements, Drainage

This Rule revised and adopted February 17, 2003 by the Springbrook Owners Association, Architectural Committee.

Steve Turner

R. Scott Swearingin

Jill DeCabooter-Ortiz

Springbrook Owners Association

EVALUATION GUIDELINES FOR: EXTERIOR FINISHES, ACCENT MATERIALS AND ROOFING

Rule Adopted: April 21, 1997

Rule Revised: February 17, 2003

ARCHITECTURAL COMMITTEE PHILOSOPHY:

The close proximity of Springbrook homes to each other necessitates careful coordination to ensure that individual residential colors compliment the neighborhood.

SPECIFIC COMMITTEE RULES:

This section describes in general terms, the guidelines that must be followed by the Architectural Committee in reviewing an improvement. Thus:

GENERAL:

- All improvements on any of the property shall be maintained in good condition.

WINDOW MATERIALS:

- No Aluminum foil or reflective film shall be placed on any window.
- Non-reflective solar film may be used with prior approval from the Architectural Committee. A sample of film must be included with the request.
- Replacement of windows with material that appears to be of the same construction and style does not require prior Architectural Committee approval. Replacement with other types and styles of windows does require prior Architectural Committee approval.

ROOFING MATERIALS:

- The only roofing material approved for use on the primary residence in Springbrook Section 1 (Scott Felder area) is a shingle identical to the original roofing material. No other roofing material is acceptable.
- Roofing materials approved for use on the primary residence in Springbrook Section 2 (K&B area) are identical to those originally used on the residence. All other roofing materials require Architectural Committee approval.

Springbrook Owners Association

Exterior Finishes and Roofing
Rule Adopted: April 21, 1997
Rule Revised: February 17, 2003
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EXTERIOR COLORS:

- Roofing Material colors must comply with the above section.
- Repainting of a structure's exterior, in a color that matches the original builder's color for that structure, is specifically permitted without additional approval of the Architectural Committee.
- Repainting of the exterior of a structure, in an exterior color or finish that does not match the original builder's color for that structure, requires approval of the Architectural Committee. All requests for approval of "non-builder" colors or color changes shall be reviewed to insure that the color change is not incompatible with the residential development within the property.
 - Bright or contrasting colors, including gloss finishes, will not be approved.
 - The use of other colors and finishes shall be reviewed on a case-by-case basis.
- The painting of trim in a contrasting color is specifically prohibited.

GRANDFATHERED IMPROVEMENTS:

The repainting or re-roofing of Improvements that were "grandfathered" with variances when the Association was formed in 1995 requires **PRIOR** approval of the Architectural Committee, unless the improvement is re-roofed or repainted in the original "Scott Felder" color for the primary residence on the property.

FENCES

Fences may be sealed with a clear wood sealer without additional approval of the Architectural Committee. Fences shall not be stained or painted in any other manner.

REQUIRED SUBMISSIONS:

- All improvements require Architectural Committee approval **PRIOR** to construction or modification!
- The following must be submitted:
 - Specific information showing type of exterior finish, material, and color, as well as roofing type and color shall be provided.
 - Samples of materials must be submitted upon request.

KNOWN REGULATIONS BY OTHER AGENCIES:

- None Known

This Rule revised and adopted February 17, 2003 by the Springbrook Owners Association, Architectural Committee.

Steve Turner

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Springbrook Owners Association

EVALUATION GUIDELINES FOR: FENCES, WALLS, RETAINING WALLS, YARDS, LANDSCAPING, AND DECORATIONS

Rule Adopted: April 21, 1997

Rule Revised: February, 2003

ARCHITECTURAL COMMITTEE PHILOSOPHY:

Yards, fences, and landscaping must be constructed and maintained to compliment the neighborhood and residence. Poorly designed and maintained areas reflect poorly on the neighborhood and the residence.

The owner should have the latitude to develop a yard that reflects individuality without allowing it to clash with or detract from the overall appearance of the neighborhood. Designs or landscape items that may be offensive to others must be avoided.

SPECIFIC COMMITTEE RULES:

- LOCATION AND DRAINAGE:
 - No improvement may interfere with the established drainage pattern over the owner's or any other property. Improvements shall be located to prevent runoff from impacting adjacent properties
 - Trees, plants and shrubs shall be located so as not to interfere with neighboring property.
 - Trees, plants, shrubs, walls and fences shall not be allowed to interfere with sight distances of traffic as outlined in 3.16/3.16.
- COLORS:
 - Landscape materials and decorations shall be of their natural earthtone color. Other non-earthtone colors shall require specific approval of the Architectural Committee.
 - See "Exterior Finishes" guideline for rules.
- MAINTENANCE:
 - Walls and retaining walls shall be properly maintained.
 - Lawns, including backyards, shall be mowed and cleared of weeds.
 - Trees, shrubs and plants shall be trimmed and maintained so as to not interfere with sidewalk traffic and sight distances at intersections.
 - Dead plants, trees, flowers and other unsightly landscaping materials shall be removed promptly.
 - Diseased lawns, plants, trees, and flowers are to be promptly treated or removed so as not to threaten neighboring property.
 - All Fences are to be properly maintained.
 - Posts, crossmembers, and pickets are to be unbroken, not grossly warped and in good condition. Damaged fences are to be immediately repaired with materials as outlined in 4.12/4.15.

Springbrook Owners Association

Fences, Walls, Retaining Walls, Yards, Landscaping, and Decorations
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- **MATERIALS:**
 - Front and side yards are to be completed and maintained with sod as outlined in 4.13B/3.22, unless Architectural Committee approval is granted for other types of materials in a portion of these areas.
 - Trees are to be planted and maintained as outlined in 4.13A/3.22.
 - Landscape Projects shall be completed within 90 days of start.
 - Dead trees are to be removed immediately and replaced in the next season appropriate for tree planting. The number and size of trees shall be maintained in accordance with the CC&R's for the subject property.
 - Landscape materials shall normally be stored behind the fence line except as needed during landscaping activities.
 - Used railroad ties, in good condition, may be used in landscaping activities and are exempted from "used materials" provisions of 4.21 in Springbrook Section 1.
 - Decorative groundcover rock in the front or side yard of the lot may not exceed 10% of that yard as outlined in 4.20/4.21. Driveway area is not included in the 10% calculation.

- **FENCES:**

A 6' wood privacy fence is required to be constructed and maintained with materials and in the manner outlined in 4.12/4.15.

 - Fence height may not be modified without **PRIOR** approval of the Architectural Committee.
 - Fences pickets are to be of a "dog-eared" design with a width of no less than 3 ½" and no greater than 6". Varying picket widths within a homeowner's fence line are not permitted.
 - Pickets along fence lines that face a street or common area shall be constructed of a material, construction, width, and finish identical to the existing fence. This is to give appearance of a continuous fence along the street or common area.
 - Properly constructed fences as outlined in 4.12/ 4.15 may be constructed as outlined without additional Architectural Committee approval.
 - Fence Pickets in Springbrook Section 1 (Scott Felder area) shall be made of Cedar. Fences may be sealed with a clear stain. Other materials are not permitted. Colored stains are not permitted.
 - Fence Pickets in Springbrook Section 2 (K&B area) shall be made of Cedar, Pine, or pressure treated wood. Fences may be stained with a clear stain. Colored stains are not permitted. Other materials are not permitted.
 - No fence is to be constructed of any other material or in any other color without **PRIOR** Architectural Committee approval.

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- Fences may not extend closer than 10' behind the front wall of the principal building without Architectural Committee approval.
- No fence gate that provides direct access to common areas such as greenbelts, roadways, and parks is to be constructed without approval of the Architectural Committee.
- Fences are to be maintained as noted above.

WALLS AND RETAINING WALLS:

All walls and retaining walls shall be constructed of materials that are compatible in structure and color with the primary residence.

- All walls and retaining walls greater than 3 feet in height shall be engineered and require **PRIOR** Architectural Committee approval.
- Walls around flowerbeds that ARE adjacent to the primary residence, that are compatible with the primary residence in material and color, and that are less than 2 feet tall at their tallest point, do not require prior Architectural Committee approval.
- Walls around trees and flowerbeds that ARE NOT adjacent to the primary residence, that are compatible with the primary residence in material and color, and that are less than 1 foot tall at their tallest point, do not require prior Architectural Committee approval.
- If there is any question about compatibility, the resident should contact the Architectural Committee for guidance, **PRIOR** to beginning the project.
- All other walls and retaining walls require **PRIOR** Architectural Committee approval.

LANDSCAPING AND YARDS:

- All landscaping shall be compatible with the neighborhood.
- No prior approval is required for the planting of trees or the establishment of flowerbeds or other minor landscaping that is compatible with the neighborhood and does not require the use of heavy equipment for installation.
- All landscaping shall be maintained as outlined above.
- Front and side lawns are to be sodded. The use of decorative rock is limited as noted above.

DECORATIONS, SUCH AS YARD ART, FOUNTAINS, AND STATUES

- All such outdoor decorations shall be designed to compliment the neighborhood and the residence.
- All such decorations shall be in good taste.
- Decorations, in front of the residence fence, shall not reflect a design that may be offensive to other residents. Determination of this suitability is at the sole discretion of the Architectural Committee.
- Decorations shall be well-maintained.

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- Decorations that meet the above criteria and have an overall of height less than 3 feet do not require prior Architectural Committee Approval. Residents may seek guidance from the Architectural Committee if they so desire.
- The installation of decorations, other than temporary holiday decorations, that have an overall height of 3 feet or greater require **PRIOR** Architectural Committee approval and will be evaluated on a case-by-case basis.

HOME AND YARD LIGHTING:

- Home and yard low voltage architectural lighting is permitted without prior Architectural Committee approval if:
 - Clear light bulbs are utilized. Colored bulbs may be used only during holiday periods.
 - Lighting is directed away from adjacent properties.
 - All lighting cables are buried below the yard surface.
 - Control systems are neatly installed.
- Light fixtures must compliment the neighborhood and the residence.
 - All light fixtures must be of a residential style and design.
 - Industrial “vapor security light” fixtures are not permitted.
- All other yard lighting systems require **PRIOR** Architectural Committee approval.

SPRINKLER SYSTEMS:

- Underground sprinkler systems are permitted without prior Architectural Committee approval. However,:
 - Sprinkler systems must be constructed with all underground materials.
 - Systems must be designed and maintained to water the intended yard area without excessive runoff.
 - Systems must be permitted by the City of Pflugerville.

SEASONAL HOLIDAY LIGHTING AND DECORATIONS:

- Temporary Holiday lights and decorations may be erected no more than 45 days before the holiday and must be removed within 30 days after the holiday.
- Holiday lights must be removed at times other than the above. Small mounting clips for lights that are not easily visible from the street or adjacent properties, may be left in-place year-round.

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FLAGS AND FLAGPOLES:

- The proper display of United States and Texas Flags is encouraged.
- The temporary display of other small flags, such as University flags or pennants is permitted; so long as the flag or pennant is in good-taste and shall not reflect a design that may be offensive to other residents. Determination of this suitability is at the sole discretion of the Architectural Committee.
- The installation of flag brackets on homes may be made without prior Architectural Committee Approval.
- The in-ground installation of flag poles requires **PRIOR** Architectural Committee Approval.
- All flags and pennants must be properly maintained. Fences, Walls, Retaining Walls, Yards, Landscaping, and Decorations

REQUIRED SUBMISSIONS:

- Except as outlined above, all improvements require Architectural Committee approval **PRIOR** to construction or modification!
- In all cases, if in doubt about compatibility, the resident should request approval from the Architectural Committee **PRIOR** to beginning construction.
- The following must be submitted:
 - A Site plan showing location on the lot, including the building footprint and distances from the edge of the lot.
 - A plan, brochure, or specific description, including dimensions. This description shall also show specific height of the improvement.
 - Specific information showing type of material and color shall be provided.
 - Samples of materials must be submitted upon request.

KNOWN REGULATIONS BY OTHER AGENCIES:

- Buildings may be subject to: Setbacks, Easements, Drainage, and Impervious Cover. Owners contemplating improvements affecting a large portion of their property should review Impervious Cover restrictions on their property.
- Some improvements may require a City of Pflugerville Building Permit.

This Rule revised and adopted February 17, 2003 by the Springbrook Owners Association, Architectural Committee.

Steve Turner

R. Scott Swearingin

Jill DeCabooter-Ortiz

Springbrook Owners Association

EVALUATION GUIDELINES FOR: GARAGES, VEHICLES & PARKING

Rule Adopted: February 17, 2003

ARCHITECTURAL COMMITTEE PHILOSOPHY:

Garages and driveways must be maintained for parking. They may not be enclosed, screened, or used for habitation.

Overnight, on-street parking will not be permitted unless all garage and driveway spaces are filled with daily-use automobiles.

Vehicles other than automobiles, vans, and pickup trucks may not be parked overnight on driveways.

The Architectural Committee will consider variances to allow marked emergency and other government vehicles to park on Springbrook streets as a deterrent to speed and crime.

SPECIFIC COMMITTEE RULES:

GARAGES:

As outlined in 3.15/3.15 garage areas may not be screened in or otherwise enclosed. They may not be used for habitation, nor may permanent improvements be made that prohibit the use of the garage for 2 automobiles. Garage areas, or portions thereof, may be used for temporary storage of personal belongings, so long as all vehicles associated with the residence can be parked in the garage or driveway.

ON-STREET PARKING:

Springbrook Restrictions require that homeowners maintain their garage areas for vehicle storage. They may not be enclosed, screened or otherwise used for habitation. Restrictions also prohibit overnight parking on residential streets. Thus, the Architectural Committee will not permit on-street parking unless both garage spaces are occupied by motor vehicles as well as all available locations in the resident's driveway. If all of the above spaces are occupied by motor vehicles that are used on a daily basis, the Architectural Committee will consider providing a variance for parking of additional vehicles. This variance may be issued for a period no greater than 12 months and may be renewed at the discretion of the Architectural Committee.

The Architectural Committee will consider variances to allow marked emergency and other government vehicles to park on Springbrook streets as a deterrent to speed and crime.

All vehicles when parked on Springbrook streets shall face the proper direction as required by the City of Pflugerville.

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UNSIGHTLY VEHICLES AND RECREATIONAL VEHICLES:

Parking of unsightly vehicles described in 3.13/3.13 and 3.14/3.14 such as motor homes, motorcycles, buses, campers, trailers, and boats in any location that can be seen from street level is specifically prohibited by the Springbrook Restrictions and will be strictly enforced.

Similarly, trucks, larger than pickup trucks, may not be parked in a location that can be seen from an adjacent property or the street.

Disabled vehicles and vehicles under repair are considered to be unsightly by the Architectural Committee and may not be parked in a location that can be seen from an adjacent property or the street.

REPAIRS:

Vehicle maintenance and repairs may not be done on residence driveways or on streets. The Architectural Committee will permit "same day" minor repairs.

KNOWN REGULATIONS BY OTHER AGENCIES:

- City of Pflugerville parking and vehicle regulations.

This Rule revised and adopted February 17, 2003 by the Springbrook Owners Association, Architectural Committee.

Steve Turner

R. Scott Swearingin

Jill DeCabooter-Ortiz

Springbrook Owners Association

EVALUATION GUIDELINES FOR: PATIOS, DECKS, & PATIO COVERS

Rule Adopted: April 21, 1997

Rule Revised: February 17, 2003

COMMITTEE EVALUATION PHILOSOPHY:

Patios, decks, and Patio Covers should be constructed to compliment the neighborhood and the primary residence. They should appear to be a part of the primary residence, rather than “tacked on” to the existing structure.

Wood decks and those made of remanufactured wood-like materials will be considered for approval.

Wood patio covers with shingled roofs will be considered for approval.

Generally, Aluminum / Vinyl add-on patio rooms and covers will not be approved unless the homeowner can clearly demonstrate the compatibility with the primary residence.

Patios, decks and patio covers made of exotic materials that are dissimilar to residential construction in the neighborhood will be evaluated on a case by case basis, but generally will not be approved.

All of these structures are considered to be “improvements” and require **PRIOR** Architectural Committee approval.

SPECIFIC COMMITTEE RULES:

- **CONSTRUCTION:** Per Restriction Sections 7.06/6.07, the building must be compatible with the design and materials used in the single family residential structure (see these sections for specific wording). Thus:
 - Sidewall construction must be made of textured wood or brick similar to the residence. Metal walls or structures will not normally be approved, but specific plans will be reviewed by the Architectural Committee on a case by case basis.
 - Roofing must be asphalt shingles similar to the residential structure in type and color. Corrugated plastic/metal roofed buildings are considered incompatible and will not be approved. Other roof designs will be reviewed by the Architectural Committee on a case-by-case basis.
 - Structures that are attached to or made a part of the residential structure shall be designed in such a way as to appear to be a part of the original structure and not “tacked onto” the residence.
 - Other types of construction will require Architectural Committee review and approval for compatibility.

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Patios, Decks & Patio Covers
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- All of these improvements require **PRIOR** Architectural Committee approval.
- **GAZEBOS:** These units are addressed under the “Accessory Buildings” guideline.
- **DRAINAGE:** No improvement may interfere with the established drainage pattern over the owner’s or any other property. Improvements shall be located to prevent ground and roof runoff from impacting adjacent properties.
- **COLORS:** See “Exterior Finishes and Roofing” guideline.

REQUIRED SUBMISSIONS:

- All improvements require Architectural Committee approval **PRIOR** to construction or modification!
- The following must be submitted:
 - A Site plan showing location on the lot, including the building footprint and distances from the edge of the lot. If wider than the structure, the roof-edge outline shall be shown on the plan.
 - A building floor plan, brochure, or specific description, including dimensions. This description shall also show specific building height.
 - Specific information showing type of sidewall construction and color, as well as roofing type and color shall be provided.
 - Samples of materials must be submitted upon request.

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KNOWN REGULATIONS BY OTHER AGENCIES:

- Buildings may be subject to: Setbacks, Easements, Drainage, and Impervious Cover. Owners contemplating improvements affecting a large portion of their property should review Impervious Cover restrictions on their property.
- City of Pflugerville Building Permit may be required.

This Rule revised and adopted February 17, 2003 by the Springbrook Owners Association, Architectural Committee.

Steve Turner

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