

RAGUS LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES

Effective
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ARCHITECTURAL GUIDELINES FOR RAGUS LAKE ESTATES, SECTION ONE

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

1 DEFINITIONS

- 1.1 "BOARD" shall refer to the Board of Directors of the Ragus Lake Estates Homeowners Association, Inc.
- 1.2 "ACC" shall refer to the Architectural Control Committee.
- 1.3 "HOA" shall refer to the Homeowners Association at Ragus Lake Estates

2 PURPOSE OF ARCHITECTURAL GUIDELINES

- 2.1 The Board of Directors of the Ragus Lake Estates Homeowners Association, Inc. of Ragus Lake Estates, Section One have established these architectural guidelines in accordance with the authority granted to them by the provisions of the Declaration of Covenants and Restrictions of Ragus Lake Estates, Section One, Article II, Section 2. These guidelines are established to ensure uniform and fair interpretation of the Declaration and of these guidelines. The guidelines are intended to provide all lot owners with information relating to the type, color, quality, and grade of materials which may be used in the construction of various types of improvements and the sizes and locations of such improvements, and information relating to the procedure utilized by the Board/ACC with respect to applications for proposed improvements. This document is subject to amendment by the Board of Directors of the HOA as is deemed necessary and appropriate.
- 2.2 **All exterior changes, additions, modifications or improvements require the submission of an Application unless otherwise stated in this document.**

3 APPLICATION PROCEDURE

- 3.1 **APPLICATIONS.** All applications for approval to make exterior changes, additions, or improvements must be submitted to the Board/ACC in writing by completing the application form currently in use by the Board/ACC. Detailed plans and specifications for any exterior change, addition, or improvement should be attached to the application. All applications and supporting documents must be submitted through the office of the managing agent of the HOA, not to the members of the HOA or the Board of Directors. The Board/ACC reserves the right to request any additional information it deems necessary to properly evaluate any application. If additional information is requested, the application will be considered incomplete and will be denied until said information is provided. The 30-day approval period will not start until the application is received with all requested information attached. When additional information for an application is requested and it is not received within 30 days from the time of request, the application is automatically denied. The applicant may re-submit a new application with all required information attached for the Boards'/ACC review.
- 3.2 **BOARD/ACC DECISIONS.** All applications will be reviewed and compared for compliance with the Deed Restrictions and to the Architectural Guidelines. The

approval or disapproval of the application will be decided by a majority vote of the Board/ACC and confirmed by their signatures on the application. Board/ACC decisions will be communicated to the applicant by the Managing Agent of the HOA. Any restrictions on the approval will be communicated in writing. Any denial of an application will be accompanied with a written statement explaining its' rejection. Unless more time is allowed in writing, by the Board/ACC, all exterior changes, additions, and improvements will be completed within 30 days at their commencement.

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

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

3.5 GENERAL GUIDELINES. In reviewing an application, the Board/ACC will consider the following guidelines:

- Size and elevation; Color and harmony with existing structures and surrounding structures; Quality of materials.
- Location (must not violate city codes, property lines, easements, set-back lines)
- Harmony and appeal of exterior design; Compliance with Deed Restrictions
- The approval of an application does not imply that the Board/ACC takes responsibility for the compliance of the exterior change, addition, or improvement to city, state, county, or international codes, safety requirements, or fitness of design or adequacy of the proposed construction.
- Building permits as required by the Sugar Land are the responsibility of the homeowner.

4 FENCES

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

5 SWIM POOLS AND SPAS

- 5.1 Any application for the construction of a swimming pool, spa, or jacuzzi must include a plot plan showing the proposed location of the swimming pool, spa or jacuzzi in relation to the property lines, existing structures and existing or proposed fences. No swimming pool, spa, or jacuzzi shall be approved unless properly fenced. Swimming pools, spas, and jacuzzis must comply with all city and national codes for safety and installation. No swimming pool, spa, or jacuzzi

- shall be constructed in a manner to impede drainage on a lot or to cause water to flow onto an adjacent lot.
- 5.2 Above ground pools will receive special consideration. An above ground pool is acceptable provided it is not over four (4) feet in height. Decking around pool cannot be over eighteen (18) inches above ground so to ensure privacy of neighbors. If there is a walkway around pool, it cannot be wider than two (2) feet nor higher than the wall of the pool. Railings for walkway cannot be visible above the six (6) foot fence. It must be three (3) feet to five (5) feet from the side and rear fences. Pool and spa enclosures cannot extend past the left or right side walls of the house in order to severely limit their visibility from the front street. Their height cannot exceed eleven (11) feet. Exterior materials and colors should match the house as much as possible. All aluminum should be painted. No mill finish allowed. Detailed plans must be submitted to the ACC.

6 OUTBUILDINGS

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

7 DECKS AND PATIOS

- 7.1 All applications for patios and decks must be submitted to the Board/ACC for approval, with a set of plans. No deck or patio shall impede drainage on the lot or cause water to flow on an adjacent lot. Floor height cannot be higher than eighteen (18) inches.

8 PATIO COVERS

- 8.1 The standard, type, quality, and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality, and color of the materials used in the construction of the main residence. If composition roofing is used it must match the existing roof on the residence. Other fabricated materials (e.g., corrugated plastic, fiberglass, canvas, aluminum), are allowed given prior approval. Patio covers must be integrated into existing roof line. Entire patio cover and posts should be trimmed out to match house. Patio covers are only allowed in back of the house.

9 DRIVEWAY EXTENSIONS AND SIDEWALKS

- 9.1 Case by case.
- 9.2 No closer than three (3) feet to property line and sometimes up to five (5) feet. Driveway extensions can extend no nearer to side property line than three (3) feet and five (5) feet in certain instances. Should match plot plan setbacks.
- 9.3 All sidewalks in the side yard must be no greater than thirty-six (36) inches wide. Thirty (30) inches wide is the recommended width for the standard five (5) foot side yard.

10 GARAGE CONVERSIONS, CARPORTS, DETACHED GARAGES

- 10.1 Conversions of attached garages are permitted provided there are no exterior changes to the garage (i.e., the converted garage must still look like a garage and have a garage door).
- 10.2 Detached garages are not permitted.
- 10.3 Driveways can never be removed from the front yard.

11 EXTERIOR LIGHTING

- 11.1 **CHANGES TO EXISTING LIGHTING.** Outside lighting which was installed at the time of original construction or which was installed after original construction with the approval of the Board/ACC may be replaced with a new fixture provided that the wattage of the new fixture does not exceed the wattage of existing fixture or 150 watts, whichever is greater.
- 11.2 **NEW LIGHTING**
 - 11.2.1 **SECURITY LIGHTING.** Security lighting shall be permitted with the Board's/ACC's approval if the wattage does exceed 300 watts. No pole mounted security lights shall be permitted in the front of the residence.
 - 11.2.2 **LANDSCAPE LIGHTING.** Exterior landscape lighting shall be permitted with the Board's/ACC's approval if the lighting is located within flower beds, shrubs, and/or trees.
 - 11.2.3 **GAS LIGHTS.** One (1) gas light per lot shall be permitted with the Board's/ACC's approval, provided that the gas lighting fixture color is black, white, or made of brass. It must be maintained in good repair.
 - 11.2.4 **OTHER EXTERIOR LIGHTING.** No neon or shop lighting fixtures may be installed in street view.
 - 11.2.5 **ANNOYANCES.** All new lighting which is approved by the Board/ACC shall be subject to a thirty (30) day trial period to assure that the lighting is not objectionable to surrounding residents. If the lighting is objectionable owner shall be required to remove or modify in accordance with the decision of the Board/ACC.
 - 11.2.6 **Flags** may be illuminated only in compliance with the provisions listed in 30.0. Flags.

12 MAILBOX

- 12.1 Replacement of the post or box shall receive ACC approval. If the post is to be painted or stained, a paint sample must be included with the application. The

ACC will consider the effect a painted or stained post will have on the street - if the proposed color will not readily blend in with the surrounding materials, that portion of the application will be denied.

- 12.2 Bricked mailbox stands should receive approval providing the brick matches the house, the stand is appropriate in size and design, and will meet U.S. Post Office requirements. A specific sketch should be included with the application.

13 WINDOW AIR CONDITIONERS

- 13.1 Must not be visible from any street and must be below the fence line.

14 PAINTING

- 14.1 At least 2 color samples or "paint chips" of each of the proposed exterior color choices for any new addition or improvement must be attached to each application submitted to the Board/ACC for its written approval. Further, the exterior color of the main body of a house, garage, and/or other improvement on a lot, as well as any trim or accent color, shall not be applied without first submitting an application with at least 2 color samples or paint chips of each color choice to the Board/ACC and receiving its written approval. Paint color samples must be labeled to indicate which is to be the principal color, trim color, and the accent color. Submit color choices as indicated and required and the Board/ACC will notify you in writing as to their approval.

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

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

- 14.2 PRINCIPAL COLOR OF DWELLINGS. The principal color of the dwelling may be shades of brown, beige, white, or gray. Slight tints of other colors such as blue, red, yellow, or green will be considered. The garage doors must be acceptable colors.
- 14.3 TRIM COLORS. Gutters, soffit, fascia board, window, and door trim may be painted complimentary shades of white, brown, beige, gray, muted shades of blue or green, and redwood. Slight tints of other colors will be considered.
- 14.4 ACCENT COLORS. Shutters, door frames, window frames, and the exterior surfaces of entry doors may be painted a complimentary color. Accent colors will be considered on a case by case basis. Applications must state what will be painted the accent color.

15 ROOFING MATERIALS AND ADDITIONS

- 15.1 All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Ragus Lake Estates Homeowners' Association Architectural Control Committee. Wood shingles are specifically prohibited for safety reasons.

- 15.2 Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
- 15.3 Roof shingles must be dark brown or dark gray tones or light brown or light gray. Blue, green, red and white colors are not allowed. All roof colors must be muted (not vivid) greys, browns, beiges, or black
- 15.4 Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
- 15.5 Ridge vents are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
- 15.6 All roof protrusions, such as vents, roof jacks, etc. must be painted to match the shingles.
- 15.7 Subject to 15.8 below and with advance written approval from the Ragus Lake Estates Homeowners' Association Architectural Control Committee, an owner may install shingles ("Alternative Shingles") which are designed primarily to be wind and hail resistant, provide heating or cooling efficiencies greater than traditional composition shingles, or provide solar energy capture capabilities.

Once installed, any such Alternative Shingles must resemble the shingles used or authorized to be used on other structures within the Association and be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association and match the aesthetics of properties surrounding the owner's property.

- 15.8 The roof color must blend or accent the applicant's brick color and paint color.
- 15.9 Roofing materials other than composite asphalt shingles may be used, such as aluminum, however, these must have the appearance of composite shingles in order to remain consistent with the neighborhood.

16 LANDSCAPING

- 16.1 Trellises, window boxes, arbors, and permanent brick borders (i.e., with mortar) must have ACC approval.
- 16.2 Landscape timbers and bricks without mortar do not need ACC approval unless they exceed 2' in height.
- 16.3 Must compliment style and architecture of home and conform to color scheme of immediate neighborhood to be approved.
- 16.4 Living plants, trees, shrubs, flowers, etc., and utilization of non-living material necessary for growth; i.e. bark, mulch, etc. do not need ACC approval.
- 16.5 No hedge in excess of three (3) feet in height shall be erected or maintained nearer to the front Lot line than the plane of the front exterior wall of the residential structure on such Lot. No side or rear fence, wall, or hedge shall be more than eight (8) feet high.
- 16.6 No object or thing [including landscaping and plants] which obstructs sight lines at elevations between two (2) feet and eight (8) feet above the roadways within the triangular area formed by the intersecting street property lines and a line

connecting them at points ten (10) feet from the intersection of the street property lines or extension thereof shall be placed, planted or permitted to remain on any corner lots.

16.7 **Xeriscape Landscaping:**

- The installation of Xeriscape Landscaping requires the prior written approval of the ACC.
- A proposed installation of Xeriscape Landscaping shall be reviewed by the ACC to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in Tara.
- As a general rule, full lawns composed of naturally green turf are required in the front yard space and the space along the side of the residential dwelling on a Lot not enclosed by a fence. If a deviation from this general rule is allowed, non-turf areas must be decomposed granite, hardwood mulch, crushed limestone, flagstone, or loose stone material as approved by the ACC. Concrete surface are limited to driveways and sidewalks. Non-turf materials may not be used in an area between a sidewalk and an adjacent street as the material is likely to wash out onto the street. The area within a particular Lot that may be non-turf shall be determined by the ACC; the non-turf area may vary from Lot-to-Lot depending upon the size and configuration of the Lot and the objective of preserving maximum aesthetic compatibility with other landscaping in Tara.
- Xeriscape Landscaping is subject to the same requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Plants must be trimmed, beds must be kept weed-free and borders must be edged. Leaves and other debris must be cut back to remove dead materials during winter. This includes most ornamental grasses and other flowering perennials, which go dormant to the ground in winter.

17 SOLAR ENERGY DEVICES, SOLAR PANELS, SCREENS, & FILMS

- 17.1 These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
- 17.2 Such Devices may only be installed with advance written approval of the Ragus Lake Homeowners' Association Architectural Control Committee subject to these guidelines.
- 17.3 Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
- 17.4 Such Devices may only be installed in the following locations:
- on the roof of the main residential dwelling; or

- on the roof of any other approved structure; or
 - within a fenced yard or patio.
 - For Devices mounted on a roof, the Device must:
 - have no portion of the Device higher than the roof section to which it is attached; and have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - conform to the slope of the roof; and
 - be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
 - be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory [www.nrel.gov] or equivalent entity).
- 17.5 For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
- 17.6 All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
- 17.7 Installed Devices may not threaten public health or safety, violate any law, or substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.
- 17.8 All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.
- 17.9 The ACC will approve solar panels which are unobtrusive and which blend in with the roof shingle color.
- 17.10 Parabolic solar collectors which are not mounted so as to be flush with the roof will not be approved.
- 17.11 Solar panel frames should be bronze or black in color in order to best blend in with the shingles. All unfinished aluminum must be painted the color of the shingles.
- 17.12 No solar panel should be mounted so that it extends above the roof line.
- 17.13 The ACC would prefer to have solar panels mounted on the front roof of a house rather than mounted on stands to the side or back roof.
- 17.14 Solar screens whose colors blend with the colors of the house are allowed on windows.
- 17.15 Colors and manufacturers must be acceptable to ACC for both screens and panels.
- 17.16 Solar film must be non-reflective type.

18 RAINWATER HARVESTING SYSTEMS

- 18.1 Rainwater Recovery Systems may be installed with advance written approval of the Ragus Lake Estates Homeowners' Association Architectural Control Committee subject to these guidelines.
- 18.2 All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.
- 18.3 Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - placement behind a solid fence, a structure or vegetation; or
 - by burying the tanks or barrels; or
 - by placing equipment in an outbuilding otherwise approved by the Ragus Lake Estates Homeowners' Association Architectural Control Committee.
- 18.4 A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - the barrel must not exceed 55 gallons; and
 - the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
 - the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
- 18.5 Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
- 18.6 Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, Ragus Lake Estates Homeowners' Association Architectural Control Committee approved ponds may be used for water storage.
- 18.7 Harvested water must be used and not allowed to become stagnant or a threat to health.
- 18.8 All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.
- 18.9 Provided, however, the regulations in this Section 27 shall be applicable only to the extent that they do not prohibit the economic installation of the rain barrel or rain harvesting system on the Lot and there is a reasonably sufficient area on the Lot in which to install the rain barrel or rain harvesting system.

19 FLAGS

- 19.1 These Guidelines apply to the display of (“Permitted Flags”):
- the flag of the United States; and
 - the flag of the State of Texas; and
 - the official flag of any branch of the United States armed forces.
- 19.2 These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
- flags for schools, sports teams, businesses or foreign countries; or
 - flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - historical versions of flags permitted in section 1 above.
- 19.3 Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Ragus Lake Estates Homeowners’ Association Architectural Control Committee is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
- 19.4 Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
- 19.5 Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
- 19.6 Permitted Flags shall be no larger than three foot (3’) by five foot (5’) in size.
- 19.7 Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14’) tall.
- 19.8 Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
- 19.9 A flagpole attached to a structure may be up to six feet (6’) long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
- 19.10 Free-standing flagpoles may be up to twenty feet (20’) tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer’s instructions. One free-standing flagpole is allowed in the portion of the owner’s property between the main residential dwelling and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.
- 19.11 Free-standing flagpoles may not be installed in any location described below:
- in any location other than the Owner’s property; or
 - within a ground utility easement or encroaching into an aerial easement; or
 - beyond the side or rear setback lines (for example, on a lot with a 10’ side setback line, a flagpole may not be installed closer than 10’ from the side property line); or

- beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
 - closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
- 19.12 Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
- be ground mounted in the vicinity of the flag; and
 - utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
 - provide illumination not to exceed the equivalent of a 60 watt incandescent bulb.
- 19.13 Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
- Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
- 19.14 All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

20 DISPLAY OF RELIGIOUS ITEMS

- 20.1 A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such items may include anything related to any faith that is motivated by the resident's sincere religious belief or tradition.
- 20.2 Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.
- 20.3 The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame.
- 20.4 To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:
- threaten public health or safety; or
 - violate any law; or
 - contain language, graphics or any display that is patently offensive to a passerby.
- 20.5 Approval from the Ragus Lake Estates Homeowners' Association or the Ragus Lake Homeowners' Association Architectural Control Committee is not required for displaying religious items in compliance with these guidelines.
- 20.6 As provided by Section 202.018 of the Texas Property Code, the Association may remove any items displayed in violation of these guidelines.

21 MISCELLANEOUS

21.1 *Birdhouses*

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

21.2 *Wind Turbines* (keep near roofing)

21.2.1 Wind turbines should be mounted in the rear portion of the roof so that they are not visible from the front or above the roof line. The wind turbines preferably should either be a color which will blend with the shingle color instead of unfinished aluminum or be painted to match the shingle color.

21.3 *Front Lawn Decorations*

21.3.1 On front lawns of lots and on any portion of a lot visible from any street, there shall be no decorative appurtenances placed, such as sculptures, birdhouses, birdbaths, fountains, excessive or other decorative embellishments, unless such items have been approved in writing by the ACC. Planters or flower pots with dead or no plants will not be permitted in street view.

21.4 *Outdoor Carpeting*

21.4.1 Can only be installed on porch area - no walkways, etc.

21.4.2 Muted colors such as grey, brown, and beige are acceptable even if slightly tinted otherwise. No green or blue carpet.

21.4.3 Carpet should not be visible from the street

21.5 *Artificial Flowers*

21.5.1 Artificial flowers or plants in street view are not permitted.

21.6 *Burglar Bars*

21.6.1 Acceptable provided in harmony with the house.

21.6.2 Painted to match exterior trim or black.

21.7 *Window Shades/Awnings*

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

21.8 *Satellite Dishes/Antennae*

21.8.1 Notwithstanding the provisions in Article II, Section 19 of the CCRs, no exterior antennas, aerials, satellite dishes, or other apparatus for the reception of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any Lot, which are visible from any street, Common Area or another Lot, unless it is impossible to receive an acceptable quality signal from any other location. In that event, the receiving device may be placed in the least visible location where reception of an acceptable quality signal is possible. The Architectural Control Committee may require painting or screening of the receiving device, which painting or screening does not substantially interfere with an acceptable quality signal. In no event are the following devices permitted: (i) dish antennas designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, which are larger than one (1) meter in diameter; (ii) antennas larger than

one meter designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite; or (iii) masts, which exceed the height of twelve feet (12') above the center ridge of the roofline. No exterior antennas, aerials, satellite dishes, or other apparatus shall be permitted, placed allowed or maintained upon any Lot, which transmit television , radio, satellite or other signals of any kind. This section is intended to be in compliance with the Telecommunication Act of 1996 ("Act") as may be amended from time to time; this section shall be interpreted to be as restrictive as possible, while not violating the Act.

21.9 ***Basketball Goals/Skate Ramps***

21.9.1 An application for approval to erect a basketball goal must include a plot plan or a scale drawing depicting the location of the goal and its relationship to the adjoining neighbors' property. Goals may not be mounted on the house. Basketball goals and posts must be maintained in good condition. A good neighbor policy concerning noise and adjoining neighbors' property must be followed. Goals may not be permanently located at the curb line. Goals shall be secured according to manufacturer's instructions.

21.9.2 Skateboard ramps are not allowed.

21.10 ***Additions***

21.10.1 Any structure which has a floor and/or walls and/or a roof which is contiguous or attached to the house or garage shall be considered an addition. It must be harmonious with the structure to which the addition is attached. The use of tarps or plastic materials in the final construction of an addition is not permitted. Roof of addition must integrate with existing roof line so as to appear to have been part of the original home.

21.11 ***Sunrooms***

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

21.12 ***Interior Window Treatments***

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

21.13 ***Storm Doors and Windows***

21.13.1 Reflective or mirrored glass on storm doors or windows in street view is not acceptable. Glass may be tinted. Providing the frames and screens of these are of a color compatible with the exterior house colors, storm windows and storm or screen doors should receive ACC approval.

21.14 ***Garbage Containers and Recycling Bins***

21.14.1 Garbage and recycling containers must be placed out of street view within 24 hours after garbage pickup.

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

Board of Directors
Ragus Lake Estates
Homeowners Association, Inc.

Ret

LORI E. ALDERSON
ATTORNEY AT LAW
1523 AVENUE A
KATY, TEXAS 77493

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

December 10, 2014 01:40:39 PM

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