



Kings Forest Community Association

Sections One, Two, Three and Four

Architectural Guidelines

July 2010

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ARCHITECTURAL GUIDELINES

FOR

KINGS FOREST, SECTIONS ONE, TWO, THREE, and FIVE

The undersigned, being the President and the Secretary of Kings Forest Community Association, Inc., a Texas non-profit corporation ("the Association"), does hereby certify that at a joint meeting of the Board of Trustees of the Association and the Architectural Control Committee of the Association ("the ACC") duly called and held, the following Architectural Guidelines for Kings Forest, Sections One, Two, Three, and Five, ("the Guidelines") were unanimously made and adopted:

WHEREAS, the Association, acting through its Board of Trustees, desires to exercise the authority granted to it by the provisions of the Protective Covenants applicable to Kings Forest, Sections One, Two, Three, and Five, to maintain the harmonious and architectural design of the Subdivision in accordance with the provisions of such governing documents; and

WHEREAS, the Protective Covenants expressly allow Friendswood Development Company ("Friendswood") or its assignee, to approve or disapprove plans for the construction of improvements on a lot in the Subdivision and the modification of existing improvements on a lot; and,

WHEREAS, the ACC is the assignee of Friendswood Development Company, created for the purpose of preserving architectural control within the Subdivision; and

WHEREAS, the Protective Covenants provide that no building or improvement of any character shall be erected or placed, or the erection thereof begun or changes made in the design thereof after original construction (including, but not by way of limitation, roofing material and the color thereof) on any lot until the construction plans have been submitted to and approved in writing by Friendswood or its assignee; and

WHEREAS, the Protective Covenants further provide that Friendswood or its assignee shall have the discretion to approve or disapprove plans and specifications for buildings, additions or improvements on the basis of quality of materials, harmony of external design with existing and proposed structures, and as to location with respect to topography and finished grade elevation; and

WHEREAS, the Board of Trustees of the Association and the ACC desire to establish guidelines with respect to the type, quality and color of exterior additions and improvements on lots within Kings Forest, Sections One, Two, Three, and Five, to be followed by the ACC and all lot owners, so that a harmonious exterior design within the Subdivision is consistently maintained;

NOW, THEREFORE, the Board of Trustees of the Association and the ACC hereby adopt the following Guidelines relating to buildings, additions and improvements on lots within Kings Forest, Sections One, Two, Three, and Five, which Guidelines shall supplement the applicable restrictive covenants set forth in the Protective Covenants:

Terms used in this document have the following meanings:

Association Kings Forest Community Association, Inc.

ACC The Architectural Control Committee of the Association
(being the assignee of Friendswood Development Company)

Board	The Board of Trustees of the Association.
Protective Covenants	The Protective Covenants applicable to Kings Forest, Sections One, Two, Three and Five, recorded in the Real Property Records of Harris County, Texas and applicable to all lots within the Subdivision.
Subdivision	All of Kings Forest, Sections One, Two, Three, and Five.
Guidelines	The rules, standards and procedures set forth herein, and as such rules, standards and procedures may be hereafter supplemented and amended.
Kings Forest	Kings Forest, Sections One, Two, Three, and Five, also referred to in these Guidelines as the "Subdivision".

OVERVIEW

Kingwood, a subdivision in the City of Houston, is divided into numerous villages, one of which is Kings Forest. Each village is under the jurisdiction of a community association, a Texas non-profit corporation, which generally provides common services to the village for the purposes of keeping the community attractive and preserving and protecting property values. The Protective Covenants authorize the Association to establish rules, standards, and procedures for the orderly development and maintenance of the Subdivision.

Kings Forest consists of four (4) sections (Sections 1, 2, 3, & 5). The Association is managed by a Board of Trustees consisting of two trustees from Sections 1&2 and one trustee from Sections 3&5. Sections 1&2 elect trustees for a term of two years in odd numbered years. Sections 3 and 5 elect a trustee for a term of two years in even numbered years. The Board elects the officers of the Association who meet once each month. The annual meeting of the members is held in March of each year. The fiscal year of the Association is from January 1 to December 31.

It is the intent of the Association and the ACC to enhance property values and the desirability and attractiveness of properties within the Subdivision. These Guidelines are intended to support these efforts. The Guidelines include information on the:

1. Type, color, and quality of materials that may be used in the construction of various exterior improvements.
2. Guidelines relating to specific types of improvements commonly proposed by property owners.
3. Guidelines relating to the preservation of trees to maintain and enhance the forest in Kings Forest.

As detailed in the Protective Covenants and these Guidelines, each property owner must seek approval from the ACC prior to constructing any new improvements on his/her lot or making any changes to the exterior of existing improvements on his/her lot or removing any trees on his/her lot. This procedure is intended to preserve the architectural design and forestation of the Subdivision in a fair and uniform manner.

A. General Guidelines

1. Application for Approval to Make any Exterior Change, Addition, or Improvement. All applications must be submitted in writing to the ACC through the Association's website (www.....) or directly to the ACC. No special consideration will be given in instances in which post-construction approval is requested. All approvals will be documented in a letter signed by the ACC. Plans and specifications must

be attached to the application and include the following information:

- a. Scaled drawing(s) and elevations of the proposed structure showing the top, front, side, and rear exterior views; overall dimensions (length, width, height) of the structure; and the layout and dimensions of supporting structures (e.g., beams, rafters, trusses, etc.);
- b. A copy of an official survey of the lot showing the location of all easements, existing buildings and structures, and the location of the proposed improvement;
- c. A description of all materials used, including product name, model number, size, color, etc. Color samples (e.g., "paint chips") of all paints to be applied to the exterior of the improvement must be included.
- d. A sample of the proposed roofing material.
- e. All documents supporting the application will be retained on file by the ACC.

The ACC has thirty (30) days from the receipt of a completed application to approve or disapprove the application. The thirty (30) day period begins upon the receipt of the application and all required information. If the application is incomplete and the ACC requests additional information, the application shall be deemed to be denied whether or not so stated in the request for additional information; a new thirty (30) day period will commence upon the submission of the additional information requested by the ACC. If an application is deemed approved as the result of the ACC's failure to respond within thirty (30) days, it shall not operate to permit the owner to construct or maintain any improvement on the lot that violates any provision in the Protective Covenants including, by way of example and not limitation, any provision relating to location or size.

2. Timing. It is anticipated that applications will be acted upon in an expeditious manner. However, owners should recognize that the ACC has thirty (30) days to approve or disapprove an application; therefore, owners should not schedule work earlier than thirty (30) days from the date the application is submitted.

3. ACC Review Factors.

- a. All materials, colors, exterior design (elevations), size (dimensions), and locations must be harmonious with existing and other proposed structures.
- b. Additions to the exterior of a residential dwelling or other structure are to appear as if they were part of the original construction.
- c. The Association is not responsible for insuring compliance with applicable utility easements, building setbacks, building codes and any other regulations imposed by any local or state governing bodies or utilities, nor does the Association make any express or implied warranties as to the suitability, fitness, or quality of the improvements or alterations to be made. The owner shall contact the City of Houston regarding necessary building permits and compliance with storm detention requirements for single family residences.
- d. The location of a proposed improvement shall not violate any building set back lines or utility or drainage easements shown on the recorded plat or as provided in the Protective Covenants, nor obstruct sight lines at street intersections.

NOTE: The ACC may not grant permission to place an improvement upon or across any utility easement. Consent to encroach upon any utility easement must be obtained in writing from the owner of the easement (i.e., the utility company); the ACC may grant permission to place an improvement upon or across a drainage easement, subject to the condition that the

improvement may not impede drainage on any property served by the drainage easement (i.e., including adjacent lots). If deemed necessary, in its sole discretion, the Association may revoke consent to encroach upon any drainage easement; removal of improvements (if required by the Association or owner of the easement) shall be the sole responsibility of the owner who erected or installed the improvement (or his/her successor in title); removal shall be at the owner's sole cost and expense.

e. Improvements other than the residential dwelling and garage may not exceed eight feet (8') in height (except as otherwise expressly provided in the Protective Covenants or these Guidelines).

f. Improvements exceeding two feet (2') in height may not be located nearer to the street than the building setback line, as provided in the Protective Covenants.

g. Improvements which are intended to be used for a purpose for other than single-family residential purposes, or which may become an annoyance or nuisance to the neighborhood, are not permitted.

h. Improvements must be located on the lot so that the use of the Improvements will not infringe upon the use and enjoyment of any neighboring property nor place any neighboring property at increased risk of damage.

i. Projects may not be started until all appropriate approvals are received, and projects must have a completion date acceptable to the ACC.

Approval of an application shall not be construed as a warranty or representation by the ACC that the change, addition or improvement, as proposed or as built, complies with any or all applicable city and county statutes, ordinances or building codes, or as a warranty or representation by the ACC of the fitness, design or adequacy of the proposed construction.

4. Miscellaneous from Protective Covenants. In addition to these Guidelines, owners should note the following provisions in the Protective Covenants:

a. All lots shall be kept in a sanitary, healthful, and attractive condition. Yards must be cut, trimmed, and weeded and beds must be attractively maintained. The Association has the authority to go upon a lot to correct violations of this provision.

b. No boats, trailers, campers, buses, recreational vehicles, inoperative vehicles of any kind shall be parked or stored permanently or semi-permanently on any public street, right-of-way, driveway, backyard, or greenbelt. Recreational vehicles may be temporarily parked on a lot for loading not to exceed forty-eight (48) hours.

c. Except for home security signs that comply with Section L(6) of these Guidelines, no signs, advertisements, or billboards may be displayed other than one (1) sign advertising the property for sale or rent. The Association may remove any signs that violate this provision.

B. Fences

1. Applications

All applications for approval to erect a new fence or make any changes to existing fences must be submitted in writing to the ACC through the website of the Association or directly to the ACC. The primary fencing materials shall be either wood or wrought iron. Brick or stone may be used for intermediate columns. The form for submission must be obtained from the Association's website at which

time a control number will be assigned to the application. Plans and specifications must be attached to the application and include the following:

- a. Scaled drawings and elevations of the proposed fencing showing the overall dimensions - length, width, and height.
- b. A copy of the official survey of the lot showing the location of all easements, existing buildings, structures and the location of the proposed fencing.
- c. A description of all materials to be used.
- d. Color samples for metal fences and for wood if to be painted or stained.

2. Design Criteria

- a. Wood Fence Construction. Wood fences adjacent to any street along the front, side or rear property line of a lot must be constructed with all pickets on the outside so that no posts or rails are visible from the street.
- b. Gates. All gates must be constructed with the same materials as the fence and shall be harmonious with existing structures.
- c. Color. A fence shall be painted or stained only with the prior written approval of the ACC. As a general guideline, the color of a paint or stain to be applied on the outside portion of a fence must be compatible with the colors on the exterior of the residential dwelling on the lot and the general color scheme of the Subdivision. Iridescent colors and tones considered to be brilliant are not permitted.
- d. Ornamental Metal Fences. The height, location and spacing of the bars of all ornamental metal fences must be approved by the ACC. Ornamental metal fences are not to be used around the perimeter of a lot, unless specifically authorized in the Protective Covenants.
- e. Setback Lines. No part of a fence may be constructed on a lot nearer to the street in front of the lot than the front plane of the residential dwelling or, in the case of a corner lot, nearer to the side street than the plane of the residential dwelling facing the side street.
- f. Maintenance of Fences. Pickets, rails, or bars that are broken, warped, bent, sagging, or which have otherwise deteriorated must be promptly repaired or replaced. All fences which are stained must be properly maintained to prevent cracking, chipping, fading or mildewing.
- g. Height of Fences. Perimeter fences without a rot board shall not exceed six feet (6') in height, measured from the ground. A rot board at the bottom of a fence shall not exceed six inches (6") in width. Fences between the house and garage shall be not less than four feet (4') in height nor more than six feet (6') in height.
- h. Attachments. No improvement or structure of any type may be attached to a fence unless otherwise provided by these Guidelines.

3. ACC Review Factors

- a. The ACC has thirty (30) days from the receipt of a completed application to approve or disapprove the application. If an application is deemed approved at the result of the ACC's failure to respond within thirty (30) days, it shall not operate to permit the owner to construct or maintain any fence on the lot that violates any provision in the Protective Covenants including, by way of example and not limitation, any provision relating to location or design criteria.

- b. The application must be in conformance with these Guidelines and the Protective Covenant for the specific Section.
- c. Fences must be located on the lot so that they do not infringe upon the use and enjoyment of any neighboring property including common property owned by the Association.
- d. Fencing may not be started until all appropriate approvals have been received and must have a completion date acceptable to the ACC.
- e. The ACC approving the application may inspect the installation after completion to confirm that it was constructed as approved.
- f. Any proposed deviation from these Guidelines or the Protective Covenants must be submitted to and approved in writing by the Board of Trustees.

C. Swimming Pools and Spas

An 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, building lines, existing structures and existing or proposed fences. If any trees are to be removed or relocated, the trees to be removed or relocated must be identified by size and type in the application. The application must also include a timetable for the construction of the pool, spa or Jacuzzi.

No swimming pool, spa or Jacuzzi shall be approved unless the area in which the pool, spa or Jacuzzi is to be located is either enclosed by a six foot (6') fence constructed of wood or ornamental iron with a maximum of three inches (3") between bars, or such a fence is proposed to be constructed in conjunction with the swimming pool, spa or Jacuzzi. Swimming pools, spas and Jacuzzis must also have an adequate drainage system installed according to the requirements of applicable City of Houston code. Under no circumstances shall water from a swimming pool, spa or Jacuzzi be permitted to drain onto the surface of the lot on which the swimming pool, spa or Jacuzzi is situated, or onto any adjacent lot.

During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Further, no building materials shall be kept or stored in the street overnight. Excavated material shall either be used on site or immediately removed from the lot by the pool contractor. The construction of all swimming pools must be in compliance with the National Electrical Code and include the installation of a ground fault circuit interrupter, all in compliance with City of Houston codes. No swimming pool may be enclosed with a screen or other type of enclosure. There shall be no above ground pools.

D. Outbuildings

Any type of building that exists on a lot but is not attached to the residential dwelling on the lot, other than the dwelling itself, a detached garage, a gazebo, a pavilion, a spa enclosure, and a play structure, shall be considered an outbuilding, including tool and/or storage buildings. Only one (1) outbuilding not exceeding ten feet (10') in length, ten feet (10') in width and eight feet (8') in height shall be permitted on a lot. The standard, type, quality and color of the materials used in the construction of an outbuilding shall be harmonious with the standard, type, quality and color of the materials used in the construction of the residential dwelling on the lot.

The roof of an outbuilding shall conform to the provisions relating to roofing materials set forth in the Protective Covenants and these Guidelines, and must be compatible with the color and type of materials used in the construction of the residential dwelling on the lot. An outbuilding must be located in the rear yard of the lot enclosed by a fence. The outbuilding may not be closer than three feet (3') from any property line; on a corner lot, the outbuilding must be nearer to the interior property line than the property line adjacent to the side street. The ACC cannot consent to any structure being located on a utility easement.

E. Gazebos, Pavilions and Spa Enclosures

For purposes hereof, gazebos, pavilions and spa enclosures shall be defined as free standing, framed structures with lattice-type walls, not intended or permitted to be used for any type of storage. These typically are circular or octagonal shaped structures. There are two approved types of structures:

- a. Conical shaped (peaked) roofed structures. These structures cannot exceed ten feet (10') in overall height measured from the ground and the horizontal supports cannot exceed eight feet (8') in height measured from the ground.
- b. Flat lattice (arbor type) roofed structures. These cannot exceed eight feet (8') in overall height measured from the ground.

For these types of structures, the footprint area may not exceed one hundred (100) square feet (typically 10' by 10'). All structures must have a permanent roof that complies with the requirements of the Protective Covenants and these Guidelines. The materials used in construction of the structure shall be harmonious with the standard, type, quality and color of the materials used in the construction of the residential dwelling on the lot. Louvered or trellis style structure roofs may be allowed if the design of the roof and the quality of materials are approved by the ACC. Pressure treated wood may be stained or painted. Water and electricity may be permitted upon approval and according to the National Electrical Code. All pipes and cables must be underground. These structures must be located a minimum of six feet (6') from the rear and side property lines. No structure shall impede drainage on the lot or cause water to flow onto an adjacent lot.

F. Children's Play Structures

For the purposes hereof, a children's play structure shall mean any type of children's swing set, play set, climbing structure, slide, or raised play set. A maximum of two (2) children's play structures are allowed on a residential lot. The maximum dimensions for each play structure are twelve feet (12') in height with a maximum of six feet (6') in height for the play platform. Tarpaulin colors will only be approved if harmonious with the color of the residential dwelling. No play structure may be located nearer than six feet (6') from any property line. Additionally, a play structure with support members and a tarpaulin above eight feet (8') in height must be located at least ten feet (10') from any common property line separating the lot from another residential lot. No play structure shall be approved for construction on any utility easement. No play structure shall impede drainage on the lot or cause water to flow onto any adjacent lot. The ACC shall have the authority to require a play structure to be located in the rear yard of a lot farther from a property line than six (6) feet if deemed necessary to minimize visibility from an adjacent lot and/or noise.

G. Patio Enclosures

A "patio enclosure" is any patio cover that has exterior walls and/or screens (other than "sun rooms" as 180065

defined in Section L of these Guidelines). All structural components of a patio enclosure, including roofing materials, shall be subject to the Guidelines set forth herein for "patio covers". This section describes additional requirements for walls, screens and frames used to enclose a covered patio or deck.

The standard, type, quality and color of the materials used in the construction of a patio enclosure must be harmonious with the standard, type, quality and color of the materials used in the construction of the residential dwelling. Exterior walls of a patio enclosure must be constructed of brick or siding which is of the same type, quality, and color as the brick and/or siding materials used on the residential dwelling on the lot. Aluminum siding is not allowed. No visible part of the enclosure may be made of metal or steel other than screens, frames, and storm doors. Patio enclosure screens must be the same color as existing window screens on the residential dwelling and must have adequate cross-member support to avoid sagging. The exterior color of doors, sills, beams, frames, or other visible supports must match the exterior colors of the residential dwelling or the color of existing window frames.

H. Decks

All decks must be approved by the ACC with respect to location and the standard, type, color and quality of the materials used in construction. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot. No deck on a lot shall be constructed higher than the top of the foundation of the residential dwelling on that lot.

I. Exterior Lighting

Exterior lighting must be approved in writing by the ACC prior to installation. The lighting color must be white. No exterior lighting may be directed to shine on an adjacent lot. The Board reserves the right to require the removal or modification of any lighting that it reasonably determines to be an annoyance to one or more residents.

J. Painting

No exterior surface of any house, garage, or other structure or improvement on any lot shall be painted without the prior approval of the ACC. This requirement applies to all improvements, whether existing or proposed, and whether the color(s) to be used on an existing improvement is/are the same. Color samples or "paint chips" of the proposed exterior color(s) must be attached to each application submitted to the ACC. Each exterior color must be an acceptable shade of beige, brown, gray, blue, green, rust or white, unless the Protective Covenants provide otherwise. In no case will more than three (3) colors be approved for the exterior of any residential dwelling or other structure on a lot. The following additional guidelines shall also apply:

1. Harmonious Colors. The proposed colors must be harmonious with each other and with the colors of the brick and roofing materials on the residential dwelling.

2. Principal Colors of Dwellings. The primary color of the dwelling and garage on a lot, including the garage door, must be a shade of one of the colors specified above. The ACC may approve similar paint colors on a residential dwelling in close proximity to the lot if the brick or accent colors used on the residential dwelling in close proximity are substantially different from those proposed to be used on the lot in question. Otherwise, the ACC may deny approval of the proposed colors, even if otherwise acceptable, to provide diversity in appearance.

3. Trim. Soffit, fascia board, window and door trim and rain gutters must also be an acceptable shade of a color specified in the general painting guidelines set forth above; however, the shade of a trim color may be different than the primary color of the dwelling or garage. No more than two (2) trim colors will be approved for each residential dwelling.

4. Gutters. Rain gutters must match the color of the fascia board trim.

5. Accents. Shutters, window hoods, the side panels of doors and windows, and the exterior surfaces of doors may, with ACC approval, be painted any acceptable color, including trim color. Note: The Protective Covenants require harmony of color as well as exterior design with existing structures.

6. Outbuildings. Any outbuilding or storage building that has a covered roof shall also be subject to these painting guidelines and shall be painted a color harmonious with the primary color of the residential dwelling.

K. Roofing Materials and Additions

1. Materials. A sample of the proposed shingle to be placed on any residential dwelling or other improvement on a lot must be attached to each application submitted to the ACC. Only fiberglass or composition asphalt shingles with a minimum specification of at least 250 pounds per square and a minimum 25 year warranty or aluminum roofs of like colors will be approved, except as otherwise expressly provided in the Protective Covenants.

2. Roofing Additions. No skylights, solar panels, roof ventilators or similar types of additions shall be permitted on the front of the roof ridgeline and/or gable of a structure. All roof ventilators, vents, stacks, and protrusions shall be located to the rear of the ridgeline and/or gable of any structure. The ACC shall have the right to approve exceptions to the foregoing in cases where energy conservation and heating/cooling efficiency require ventilators that, because of a particular roof design, cannot be screened from public view. The color of roofing additions must match existing roof vents (if any) or be harmonious with the color of roofing materials.

L. Miscellaneous

1. Birdhouses.

Birdhouses are permitted as long as they are reasonable in number, size, and height as determined by the ACC.

2. Window and Door Awnings.

Awnings that are visible from any street are not permitted. An awning on the rear elevation of the residential dwelling or other improvement of a lot must be approved in writing by the ACC as to color, materials, size and location.

3. Satellite Dish Antennae.

A satellite dish antenna shall be approved by the ACC only if the antenna meets the following minimum requirements:

- a. The antenna must be one (1) meter or less in diameter.
- b. The antenna must be placed so as to not be visible from the street if an acceptable quality signal may be received at a location that is not visible from the street and the placement of the antenna at that location does not impose an unreasonable expense upon the owner.
- c. To the fullest extent possible, all cable and wiring must be concealed from view.

4. Basketball Goals.

- a. A fixed (non-portable) basketball goal must be mounted either on the garage wall or roof with the backboard parallel to the automobile entrance or on a rigid steel or aluminum pole. A basketball goal on a wooden pole is not permitted.

- b. All fixed pole-mounted goals must be located behind the front building line. A pole-mounted goal may not be nearer than fifteen feet (15') from an adjacent lot owner's amenities (air conditioning unit, shrubbery, gas meter, driveway, etc.) unless properly protected by a fence or hedge. No pole-mounted goals will be allowed along the neighbor's adjoining side of a driveway if a neighbor's first story house window(s) is (are) exposed. The pole must have a manufacturer's weather resistant finish or be painted black or white. Portable goals must comply with these same guidelines; in particular, no portable basketball goal may be located nearer to the street than the front building line (whether in use or not).
- c. An application for approval of a basketball goal must include a copy of the lot survey showing the exact location of the goal relative to the front of the residential dwelling, lot lines, and easements, and a detailed sketch of the location of the goal in relation to the adjacent lot.
- d. The basketball goal, rim and net must be maintained at all times.
- e. The Board may require removal of any basketball goal that it reasonably determines is not being properly maintained or is being used in a manner that constitutes a nuisance to surrounding residents.

5. Sunrooms.

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

6. Home Security Signs.

No security sign shall be permitted on any lot except for not more than four (4) small, inconspicuous, discretely placed signs for the purpose of providing notice of a home security system. Each sign must be provided by a professional security company and may not exceed one (1) square foot in area. Each sign must be mounted on a stake; the top of the sign may not extend more than two feet (2') above the ground and may be no nearer to the front property line of the lot than three feet (3') from the front wall of the residential dwelling. The text and overall appearance of a home security sign must be acceptable to the ACC and must primarily provide a security warning without prominent advertising of any business. All home security signs must be maintained in a neat and attractive condition; the ACC may require the removal of any sign that is not, in its sole discretion, maintained in a neat and attractive condition. Window decals from the security service provider may be displayed as long as the decals are small and inconspicuous from any street adjacent to the lot.

7. Solar Screens, Window Tint.

Solar screens and window tint require the prior written approval of the ACC. The color of any solar screen or window tint must be harmonious with the colors of the materials used on the exterior of the residential dwelling. The frames of the screens must match the window frames. If any window is covered, all of the windows on the same side of the residential dwelling or other structure must also be covered. The width of the screen frames must match individual window size (i.e. double-width screens are not allowed). Frames must have appropriate cross-member support to prevent sagging. Window tint shall be harmonious, shall not be reflective and must be maintained to prevent peeling, cracking, or irregular discoloration.

8. Trees.

No tree on a lot shall be removed without the prior written approval of the ACC, given at the ACC's sole discretion. Removal of a tree will require tree replacement as deemed appropriate by ACC. When tree removal is required for the construction of a proposed improvement, the application must clearly identify each tree by type and size that is to be removed. It is the intent and purpose of these Guidelines to maintain and enhance the forest in Kings Forest.

9. Topiaries.

Like other exterior structural improvements, topiaries require the prior written approval of the ACC.

10. Exterior Siding.

All new exterior siding and all changes to existing exterior siding require the prior written approval of the ACC. When exterior siding is replaced or added to any existing structure or new improvement on the lot, it must be of the same type, quality, size, and color as the existing siding on the residential dwelling on the lot (unless all exterior siding is being replaced at one time). If all exterior siding is being replaced at one time, the type of siding may be changed, but it must be approved in writing by the ACC. Aluminum, vinyl, steel, or other metal siding is not permitted. The following additional guidelines apply to replacement or additional exterior siding:

- a. Minimum of a 20-year warranty from a reputable manufacturer.
- b. Each application to the ACC shall include a sample of the proposed siding material.
- c. Color of all siding (including siding that is not painted) must comply with Section I (Painting) as set forth herein.
- d. Must be installed and maintained to avoid sagging, waving, warping or irregular coloration; the Board may require the owner (at owner's sole responsibility and expense) to repair or replace siding that fails to adhere to these Guidelines.

11. Water Wells.

The location of the above-ground storage tank for a water well requires the prior written approval of the ACC. An above-ground storage tank must be painted forest green (or other color approved by ACC) and the tank must be screened from view by shrubbery or appropriate fencing.

12. Fire or Casualty: Rebuilding.

In the event of a fire or other casualty causing damage or destruction to the residential dwelling or other building on a lot, the owner of such damaged or destroyed residential dwelling or building shall, within one hundred and twenty (120) days after such fire or casualty, contract to repair or reconstruct the damaged portion of the residential dwelling or building and shall cause the residential dwelling or building to be fully repaired or reconstructed in accordance with plans presented to and approved by the ACC.

Alternatively, if the residential dwelling or building is substantially damaged or destroyed, so that the reconstruction of the residential dwelling or other building is not feasible, the damaged residential dwelling or building shall be razed and the lot restored as nearly as possible to its original condition within one hundred twenty (120) days of its damage or destruction. The intent of this provision is to prevent a damaged residential dwelling or other building on a lot from remaining in a damaged or uninhabitable condition for a period longer than necessary to initiate repairs or removal, since a damaged or destroyed residential dwelling or building on a lot negatively impacts surrounding lots.

13. Construction Guidelines.

Construction vehicles must be parked on the side of the street that the construction is taking place to allow for emergency vehicle access. Under no circumstances may vehicles be parked in the driveway of another lot or in a manner that impedes or prevents access to other driveways.

All construction debris and other trash must be moved from the site at least once per week. No trash may be left exposed that could be windblown onto adjacent property. Under no circumstances may storm sewer inlets be used to discard any trash or debris. The street must be kept clean of mud, excess concrete (including spillage from concrete trucks) and other materials generated from the construction site.

Port-a-cans must be kept neat and maintained in proper working order. These temporary facilities must

be located as far back from the street as possible consistent with servicing requirements. Port-a-cans must be screened from view from the street and neighboring properties to the extent possible. Contractors must install a flush toilet as soon as plumbing is connected and then remove the port-a-can.

Building materials, trucks, and other materials or equipment may not be placed upon or parked on any area between the front property line and the street. Building materials or equipment shall not be placed in the street for any length of time. Construction work within the interior of a residential dwelling or other improvement is permitted at any time as long as the work does not unreasonably disturb any surrounding residents. Contractors and workmen are not permitted to play radios, CD's or tape players or the like at a volume that unreasonably disturbs surrounding residents. Owners are responsible for assuring that their contractors comply with the provisions of this paragraph.

Outside construction work may take place only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday.

Trees on the lot, as well as trees on any adjacent lot that may be affected by the construction work, must be protected from damage by the erection of temporary wood, chain link, or plastic barricades around the drip line of each tree.

Contractors must erect and maintain throughout the entire construction period a fence enclosing all of the construction area except at the construction entrance. Further, contractors must take appropriate measures to prevent soil erosion.

14. Trash Pickup

Kings Forest has contracted for private (not City of Houston) garage door trash and waste pickup to avoid the unsightly accumulation at the curb. Pickup is currently scheduled for Monday and Thursday. The following will be picked up at the garage end of the driveway: household and yard waste, grass clippings, tree trimmings, etc.

All pickups must be in bags and/or appropriate containers. Branches and tree trimmings must be less than 3" in diameter and less than 4 ft. long and securely tied in bundles less than 40 lbs. Bulk items (furniture, washers, TV's, etc.) will be collected at the curb on the second regularly scheduled service day of the week (Thursday).

In compliance with City of Houston Ordinance, curbside pickup items must not be placed at the street until after 6 p.m. the evening before the scheduled pickup (violations will result in City citation and fine).

15. Garage/Yard/Estate Sales

Garage, yard, estate, auctions and moving sales are expressly prohibited.

16. Permanent Yard Decorations

Permanent yard decorations include but are not limited to fountains, sculptures, iconic symbols, art objects, statues, benches, water features, etc. Such decorations shall be permitted with the ACC's written approval provided the decorations do not detract from the overall character and appearance of the Subdivision, as determined by the ACC in its sole discretion. Permanent yard decorations shall not obstruct sight lines at driveways and shall not be located nearer to the front property line than the distance that is ten feet (10') behind the front building setback line or nearer to a side property line than the side building setback line.

17. Holiday Decorations

Holiday decorations do not require prior ACC approval. Holiday decorations may be installed no sooner than thirty (30) days prior to the holiday and must be removed within fifteen (15) days after the holiday to which they relate. The ACC reserves the right to require the removal of decorations that either generate complaints or are deemed to be offensive.

18. Visual Screening

All equipment, garbage cans, clotheslines, woodpiles, refuse containers or storage piles and household projects such as equipment repair and construction projects shall be screened by adequate planting or fencing so as to conceal them from view of neighboring lots, streets, parks and public areas. All rubbish, trash and garbage shall be kept in sanitary refuse containers with tightly fitting lids.

19. Flag Poles

Freestanding flag poles shall be permitted only with the prior written approval of the ACC. A flag pole that exceeds twelve feet (12_) in height is prohibited. A flag mounted on the house, garage or tree is preferred. The staff of a house-mounted flag pole shall not exceed six feet (6_).

20. Pets

The number of dogs and cats per household are limited by City of Houston ordinance to no more than three (3) dogs and three (3) cats.

EXECUTED on the date(s) set opposite each name to become effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

KINGS FOREST
COMMUNITY ASSOCIATION, INC.

Date: 7/17/2010

By: *Jimmy Cuy*
President

Print Name: Ginny Eckley

Date: 7/17/2010

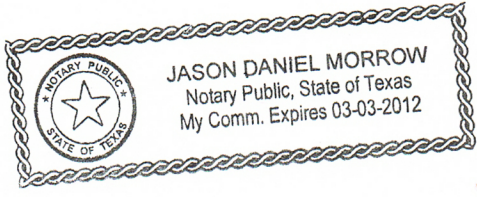
By: *Kathy S. Quinn*
Secretary

Print Name: Kathy S. Quinn

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Virginia Eckley, President of Kings Forest Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 17th day of July, 2010, to certify which witness my hand and official seal.

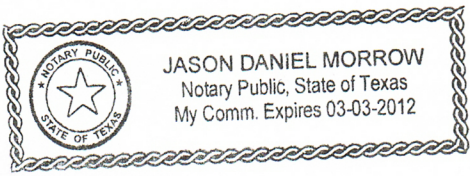


[Signature]
Notary Public – State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Kathy Quinn, Secretary of Kings Forest Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 17th day of July, 2010, to certify which witness my hand and official seal.



[Signature]
Notary Public – State of Texas