

WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION
COMPLETE ACC POLICY MANUAL
THIRD EDITION

STATE OF TEXAS §
 §
COUNTY OF TRINITY §

WHEREAS, Westwood Shores Property Owners' Association (the "Association"), is the governing entity for Westwood Shores, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Westwood Village, Sections 1, 2, and 3, Westpoint Section 1 and Spring Lake Estates Section 1, additions in Trinity County, Texas, according to the applicable maps or plats thereof recorded in the Map Records of Trinity County, Texas, under Cabinet A, Page 136-137; Cabinet A, Page 144; Cabinet A, Page 150; Cabinet A, Page 179; Cabinet A, Page 202; Cabinet A, Page 187; Cabinet A, Page 180; Cabinet A, Page 186; Cabinet A, Page 198-201; Cabinet A, Page 213; Cabinet A, Page 218; Cabinet A, Page 226; Cabinet A, Page 214; Cabinet A, Page 267; Cabinet A, Page 192; Cabinet A, Page 205; Cabinet A, Page 225; Cabinet A, Page 287; and Cabinet A, Page 321; along with any replats, amendments, supplements and annexations, (the "Subdivision"); and

WHEREAS, the Association, through its Board of Trustees (the "Board"), is vested with discretionary authority concerning the Reservations, Restrictions, and Covenants (the "RRC"); and

WHEREAS, the RRC provides that the Architectural Control Committee ("ACC") has the authority to create and/or modify ACC guidelines, policies and resolutions, but the Board must approve and record said documents; and

WHEREAS, the ACC, through its Board, wishes to rescind all previously recorded ACC policies filed in the real property records of Trinity County; and

WHEREAS, the ACC, through its Board wishes to replace and supersede all previously recorded ACC policies filed in the real property records of Trinity County, Texas with this consolidated and revised Complete ACC Policy Manual, Third Edition; and

WHEREAS, the Association has defined terms for interpretation of this document in the RRC, Bylaws, and Articles of Incorporation for the Association;

NOW THEREFORE, pursuant to the authority granted to the Board in the RRC and the Bylaws, this Complete ACC Policy Manual, Third Edition (the "Policy") has been adopted by an affirmative vote of the Board at a regular or special meeting called for such purpose as evidenced by the attached Certification of the Secretary of the Association, and shall hereafter replace and supersede all previous policies and/or resolutions to the same effect.

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ARTICLE I INTRODUCTION

Section 1.01 General Information

The approval of applications for construction or improvements will be based on the written provisions of the dedicatory instruments applicable to the property in reference. It is the intent of the ACC not only to aid the Owner in developing a residence complying with the RRC and policies; but also to promote the development of the Subdivision to its fullest potential.

It should be noted that the ACC is not responsible for, nor can it control the quality of the construction or structural integrity of any residence; this is the responsibility of the Owner.

This Policy, the RRC, and all applicable dedicatory instruments pertaining to the Subdivision shall govern all improvements made to the exterior of individual properties in the Subdivision. All such alterations and/or building construction require approval in writing from the ACC prior to commencement of the work.

The ACC is elected by Owners. The Association Board is the source for appeal for all ACC related decisions. The decision of the Board shall be final.

The intent of this Policy is to ensure compliance with the RRC and create policies designed to protect the property values of the Owners of property in the Subdivision as a whole. As stated on the RRC's Section 3.01 - "The purpose of the ACC is to review plans in order to ensure compliance with the RRCs thus establishing and preserving a harmonious and aesthetically pleasing community." This forms the basis for all decisions made in compliance with policies governing the appropriate application for review.

If construction or exterior alteration is performed without prior written ACC approval, the Owner shall be subject to enforcement action as allowed by the dedicatory instruments of the Association and state law, including but not limited to issuance of a cease and desist order, fines, filing of a certificate of non-compliance in the public record, and up to and including legal action.

Each Owner and/or their contractor/builder, prior to any preparatory work and/or the commencement of construction of a new structure or alterations to the exterior of an existing structure, is required to provide a signed acknowledgement of receipt of this Policy and understanding of the RRC and policies governing exterior alterations within the Subdivision as well as accepting liability for violation of said documents.

ARTICLE 2 DEFINITION OF CONSTRUCTION PROJECTS

All exterior alterations and/or building construction must be approved in writing and may be monitored by the ACC and are classified as the following at the sole discretion of the ACC:

Section 2.01 Repair, Replacement, and Maintenance Projects

The ACC does not require review, permit, or a fee for repair, replacement, or maintenance of exterior components as long as the size, architecture, or color of the existing construction or structure is not being altered. Additionally, the ACC does not require review, permit, or fee for any interior alterations. Section 5 Site Requirements are to be followed for repair, replacement, and maintenance. Failure to comply will result in a Red Tag and enforcement actions taken in compliance with the Complete POA Policy Manual.

Section 2.02 Small Projects

The following are examples of projects in the category of "Small Projects":

- a. Exterior Painting (if altering materials or color from original construction)
- b. Patio Covers
- c. Driveway Culverts
- d. Walks

Section 2.03 Minor Projects

The following are examples of projects in the category of "Minor Projects":

- a. Exterior Siding (if altering materials or color from original construction)
- b. Re-roofing (if altering materials or color from original construction)
- c. Fences
- d. Decks and/or patios (Under 200 square feet)
- e. Gazebo
- f. Storage Buildings (Under 200 square feet)

Section 2.04 Major Projects

The following are examples of projects in the category of "Major Projects":

- a. Bulkheads, Boathouses, Piers, Docks (Structures built on the water)
- b. New Additions (attached or unattached)
- c. Major Landscaping- Landscaping which drastically alters the exterior appearance of the structure, which includes entry way and drainage systems
- d. Swimming Pools
- e. Garages
- f. Carports
- g. Driveways
- h. Covered Patios and Outdoor Kitchens (Over 200 square feet)

Section 2.05 New Home Construction

All new home construction will be a category unto itself.

Section 3.01 Application Fees

- a. Small Projects: \$25
- b. Minor Projects: \$75
- c. Major Projects: \$100
- d. New Home Construction: \$500

Section 3.02 Refundable Compliance Deposit

Refundable Compliance Deposits are refunded upon completion of a project as defined in Article 4, Section 4.02(e) and passing of all three (3) phases of the required inspection process.

- a. Small and Minor Projects: \$200
- b. Major Projects: \$500
- c. New Home Construction: \$1000
- d. Habitual Contractor Offender: \$2000
 - Any contractor who has worked on more than two (2) projects to which a Red Tag was issued in the last 24 months, is considered a habitual offender and all projects to which this contractor is a party will require a \$2000 Refundable Compliance Deposit regardless of the type of project.

Section 3.03 Deductions

(To Be Deducted From Refundable Compliance Deposit Upon Issuance of Red Tag)

- a. Initial Deduction- Cease and Desist to commence within 24 hours: \$100
- b. Each Day Thereafter: \$25
 - If the available amount remaining of any compliance deposit falls below \$200, an additional refundable compliance deposit in the amount equal to the initial required deposit will be required to be paid within 48 hours of notice or the project will be red tagged.

ARTICLE 4
PROCEDURES

The Owner is responsible for initiating the review process by filling out the appropriate application, paying the required fees, and posting a compliance deposit.

Section 4.01 Application Specifications

All plans and specifications should be prepared in a professional manner. An Architect and/or Residential Designer is not required, however, is recommended for better results. The application specified for each project will indicate which items are required to create a complete application. Each item must meet the ACC application standards as follows:

- a. Site Plan - A scaled site plan showing property dimensions, building setbacks, easements, the location of all proposed structures, driveways, walks, patios, bulkheads, boathouses, piers, culverts, and all other proposed improvements.
 - i. For new projects, it is required that the Surveyor's corner pins of the property are staked and the corners of the proposed foundation are staked prior to the review process. If the corner pins cannot be found, a new survey will be required.
 - ii. No part of the structure, driveway and building pad is allowed to encroach on the building setback lines or easements as notated in the recorded plats and RRC. Some exceptions are air conditioning units, roof eaves, driveways and/or structures located on a Lake Livingston Lot crossing the setback lines or easements. The building setbacks are located on the sides, front and in some sections, the rear of the property.
 - iii. Utility Companies may allow encroachment of decks, sidewalks, stairs, patios, etc. on their easements, but a release of easement is required to be submitted prior to receiving written approval from the ACC. If releases are not received in time to issue approval in compliance with the RRC, the application will be denied.
 - iv. A form survey is required and must be turned into the Association administrative office in order to receive the appropriate permit as outlined in Article 4 (m) prior to the pouring of any foundation material.
- b. Floor Plans - Drawn at readable scale (i.e. $1/8'' = 1' 0''$, $1/4'' = 1' 0''$, etc.), showing pertinent information required for constructing the improvements. The floor plan shall clearly indicate the total square footage of all structures and levels including any decks, patios, garages and/or carports, etc. This square footage is not limited to that provided with HVAC.
- c. Elevations - Minimum of four (4) drawn at a readable scale (i.e. $1/8'' = 1' 0''$, $1/4'' = 1' 0''$, etc.) showing pertinent information to explain the design and materials of the proposed structure.
- d. Foundation Plans - A plan and details are required showing the type of foundation to be constructed for the proposed structure.
- e. Specifications- Outline Specifications indicating materials of construction, color schemes and any other information that will help to explain the exterior design features of the proposed structures (by way of illustration but not limitation: Tan stucco and dark brown cultured stone). These specifications may be included as notes on the floor plans or elevations. Examples must be provided.
- f. Release of Easement - An executed release of easement is required from the WS MUD on ALL ACC applications. Additional releases may be required from additional utility providers in the event a utility easement or adjoining property line is encroached upon. A release of easement is required to be submitted prior to receiving written approval from the ACC. If releases are not received in time to issue approval in compliance with the RRC, the application will be denied.
- g. The Owner may download the applicable forms and copies of governing documents on the Association website or come to the Association administrative offices for hard copies.
- h. An application is not deemed complete unless filled out in its entirety with all necessary documentation attached and all fees and deposits paid. At the time of submission, the application must be dated and signed as a completed application by Association

administrative office and submitted for review at the next immediate ACC meeting.

- i. Incomplete applications will not be accepted without express written exception by management.
- j. All applications requiring connections to sewer and water must be approved by the WS MUD in addition to ACC approval prior to commencing construction. The Owner is responsible for checking with the WS MUD concerning additional requirements (i.e. check valves, connections fees, etc.).
- k. Bulkheads, boathouses, piers, and other structures may require permits from the Trinity River Authority (TRA) and/or the Corp of Engineers in addition to ACC approval prior to commencing construction.
- l. The Owner is responsible for checking their applicable Deed Restrictions and recorded policies for specific requirements that may affect the proposed project. Office staff is not qualified to offer an opinion or interpretation of said documents. If the Owner has questions concerning their project prior to submission, they should attend the next ACC meeting in order to ask questions and gain clarification. Please note that no written approvals may be granted prior to completion and submission of all required documents and fees. Additionally, applications will not be accepted on property which is not currently owned by the applicant.
- m. First time contractors, Owners, or builders in the subdivision are encouraged to schedule a meeting with the ACC Chairman or management to discuss the ACC policies and answer any questions regarding construction in the subdivision.
- n. The ACC meets the 2nd Monday of each month (subject to change). At that time the committee reviews the plan in detail.
- o. All applications should be submitted by 5 pm the Wednesday prior to the meeting.

Section 4.02 Project Procedure

- a. When the ACC has approved the plan, the Owner is notified by letter. The letter states what has been approved and any stipulations of such approval. Notification is also given that any changes to the approved plan must be resubmitted to the ACC for further approval. If changes are made to the original plans submitted, a Change Request must be submitted to the Association office and reviewed by the ACC prior to their implementation. All change requests will be reviewed on a priority basis according to their content.
- b. A three-phase inspection (foundation, pre-drywall, and final) is required for all new home construction at the sole cost of the Owner and copies must be provided to the office for inclusion in their property file before compliance deposits will be refunded. Inspections must be conducted by a state licensed inspector.
- c. Construction Permits: A permit is issued upon approval of all applications where construction will take place. This permit must be displayed on the construction site in a location easily seen from the roadway and must remain posted until the project is complete. Completion is defined in section 4e.
 - i. Green Permit: This permit is issued if no further documentation or stipulations must be met and construction is approved to commence up to the point of completion.
 - ii. Yellow Permit: This permit indicates that a form survey is required prior

to the pouring or building of any foundation.

- iii. Red Tag: This tag is issued in cases where construction must cease and desist due to failure to comply with the requirements of the Association and is accompanied by an initial deduction of \$100. Failure to cease and desist will result in a daily deduction of \$25 for each day construction continues. All sums will be deducted from the Owner's compliance deposit. Contractors and all employees, sub-contractors, and suppliers will be denied access to the Subdivision until the Association administrative office has been contacted and arrangements to correct the violation made. The cease and desist shall be delivered to the Owner, if available, or any agent or contractor with apparent authority to accept same and such notice shall be binding on the Owner as if actually delivered to the Owner. Hand delivery of the cease and desist order shall be followed by written notice to the Owner. When management is notified by the Owner or contractor and observes that the violation(s) are corrected and the total sum owed is deducted from the refundable compliance deposit or separate payment, the Red Tag is removed. All ACC members are notified by e-mail by management regarding each step in a Red Tag issuance. If the Owner or contractor wants to contest the Red Tag violation, the appeal can be made to the full ACC committee. A Red Tag may be issued under the following circumstances:

1. The ACC determines that construction constitutes a major deviation from approved plans.
2. Beginning construction without a portable toilet or placement of a portable toilet outside the lot lines of the property on New Home Construction.
3. Beginning construction without a dumpster or other permissible means of debris disposal/storage as permitted by the ACC.
4. Conducting construction without a posted construction permit.
5. Violation of site requirements as defined in section 5.
6. Beginning construction or improvement which alters the exterior appearance of a property without prior approval of the ACC.

- d. The Owner is responsible for providing a list of contractors to the Access Gate (or to call the Access Gate on the day of their arrival) to ensure those authorized are permitted entry to the subdivision.
- e. When the Owner notifies Association management that the construction is complete, the site is inspected for cleanliness and road easement or adjoining property damage. In the event that damage occurs and is not corrected by the Owner or his/her contractor, the Owner will be responsible for the full cost of the required correction or cleanup. This cost will be deducted from the compliance deposit and should the cost exceed the held deposit, the remaining amount will be billed to the Owner. Project completion shall include the following:

- i. The exterior of the home is complete and aesthetically pleasing.

- ii. WATER, SEWER and ELECTRICAL service must be functional within the house
- iii. Driveway, if the project is new construction, is complete
- iv. Removal of all the following items:
 - 1. Temporary power pole
 - 2. Portable toilet
 - 3. Trash receptacle
 - 4. All building materials, construction tools and scraps
 - 5. Construction vehicles including trailers and dumpsters
 - 6. Property must be cleared of dead trees and branches
 - 7. Piles of fill dirt and brush
- f. ALL PROJECTS MUST BE COMPLETED WITHIN 6 MONTHS OF THE APPROVAL OF THE APPLICATION. Should an extension for extenuating circumstances be required, application may be made to the ACC.
- g. The ACC shall review the continuing process and report to the Association any abandonment. Abandonment shall be determined on a case-by-case basis dependent upon length of time since last work was done, whether extension requests have been filed, and other circumstances surrounding the individual project. The determination of abandonment is at the sole discretion of the ACC and the Association Board.
- h. Project completion shall include submission of the completed three phase inspection and Certificate of Occupancy to the POA Office.

ARTICLE 5 SITE REQUIREMENTS

It is the responsibility of the Owner to ensure their contractors, employees, and suppliers are aware of and follow all rules while within the Subdivision.

Section 5.01 Requirements During Construction

- a. No loud music shall be allowed.
- b. The burning of brush, trees or construction materials is not allowed in the Subdivision.
- c. The work site must be kept neat and clean.
- d. Proper storage containers for debris shall be present at all times. For major construction projects a dumpster or suitable debris receptacle is required.
- e. The Owner/Contractor shall pick up trash daily.
- f. All trash shall be kept off the roads and adjoining property at all times.
- g. Loose or uncovered trash shall not be hauled through the Subdivision, particularly in the bed of pickup trucks.
- h. Construction materials shall not be placed in Association trash/garbage dumpsters.
- i. No construction materials may be located within 5 feet of roadway or on adjacent property unless waived in writing by ACC. Waiver requests must be made at the time of application.
- j. At least 1 portable toilet must be supplied for each new home construction site when a project will require more than 1 day. This toilet must be onsite before any construction

can begin. An exception may be granted on additions and/or remodeling if the Owner allows use of existing facilities.

- k. Portable toilets should be at least 15' off of road unless waived by ACC and serviced on a regular basis.
- l. All posted speed limits must be obeyed.
- m. Cleaning and/or dumping excess concrete is not allowed in Common Areas, including streets and roads. Concrete trucks shall raise their chute before leaving the job site so no concrete will be dropped on the road.

ARTICLE 6 MATERIALS

The following are examples of materials in common use. Any alternative materials must be submitted with detailed description and examples with the application. Alternative materials will be considered on a case-by-case basis.

Section 6.01 Brick

Brick used on residences in the Subdivision shall meet standard specifications established by the Brick Institute of America.

Section 6.02 Stucco

Stucco may be used as an exterior finish, provided its detailing is consistent with the style of the architecture. Stucco must be uniform in color with all other exterior housing finishes.

Section 6.03 Siding

Wood, metal, vinyl, or concrete composite material may be used horizontally, diagonally, or vertically.

Section 6.04 Wood

All wood must be painted or stained; naturally weathered wood is prohibited. If a stain is used, wood sealant must be utilized. Clear stain may be used.

Section 6.05 Stone

The use of stone on the exterior of a residence must be approved by the ACC on an individual basis to ensure architectural compatibility within the Subdivision.

Section 6.06 Metal

Exposed metals shall be anodized aluminum, bronze, copper, or painted galvanized steel. Metal is not allowed to be used as exterior wall siding.

Section 6.07 Roofs

All shingles must be a minimum 25 year shingle. Form and pitch must be consistent with the architectural style of the house and neighborhood. Any alternate materials, such as clay, slate, tile, or metals will be considered on a case-by-case basis.

To the extent required by 202.011 of the Texas Property Code, Owners are entitled to install roof shingles designed primarily to be wind and/or hail resistant; shingles that provide heating and cooling efficiencies greater than those provided by customary composite shingles; and shingles that provide solar generation capabilities (collectively referred to as "Alternative Shingles"), subject to the following regulations:

The Owner shall first apply to and receive written approval from the ACC prior to installation, alteration or modification of Alternative Shingles.

- a. Alternative Shingles must resemble the shingles commonly used on property in the Subdivision.
- b. Alternative Shingles must be of equal or superior quality and durability than the shingles commonly used on property in the Subdivision.
- c. Alternative Shingles must match the aesthetics of the property surrounding the Owner's property.

Section 6.08 Trim

All wood trim must be stained or painted as approved by the ACC.

Section 6.09 Mortar

Joints All mortar joints must be tooled; slump joints will not be allowed. Mortar color must be selected to complement stone or brick color.

Section 6.10 Windows

Wood, metal, vinyl, or composition windows may be used. All finishes must complement the color and style of the house. No reflective glass or glazing will be allowed on any front facade or any facade that is visible from a public street or Common Area. Exterior iron ornamentation or "bars" are prohibited.

Section 6.11 Paint

All exterior colors must be submitted by a sample color to be kept in the property file. The palette of exterior colors for each residence must be selected to complement, coordinate, or harmonize with the colors of the building materials and the surrounding neighborhood.

ARTICLE 7 ARCHITECTURAL AND DESIGN ELEMENTS

Section 7.01-A Townhouse Sections WV1 and WV2 - Paint Colors and Roofing

- a. Colors must be subdued earth tones and cohesive with the attached unit.
- b. Roofing on individual units must be cohesive to that of the attached unit.

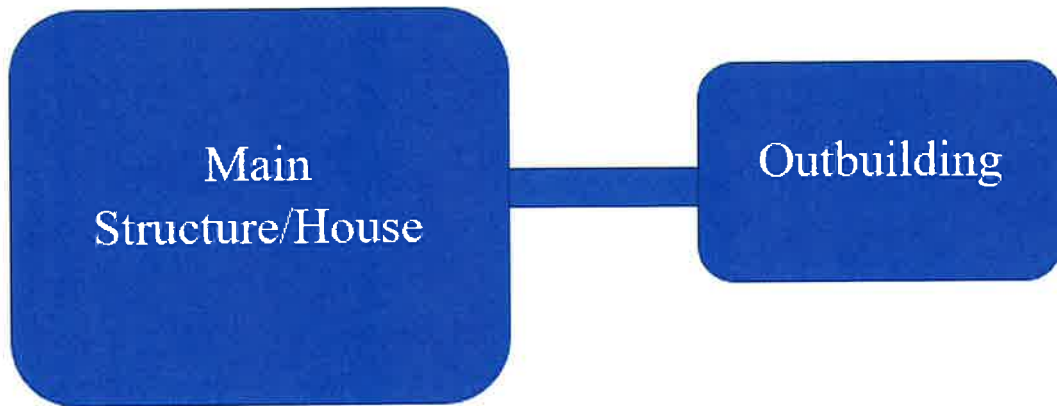
Section 7.01-B Townhouse Section WV3 Guidelines

The dwellings are characterized by their uniformity or architecture and color.

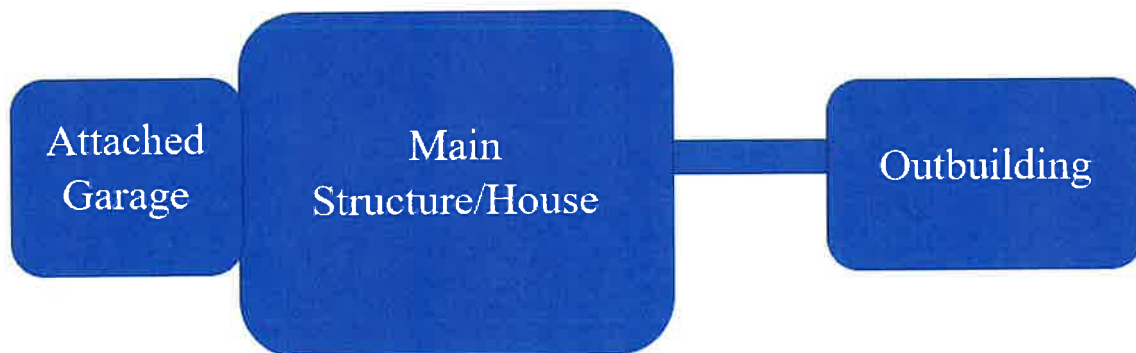
- a. Dwellings must be limited to one or two-story, single-family residential structures. The Townhouse section may have attached dwellings that share a common wall. Refer to the RRC's Section 5.11 regarding Townhouse Lots and Party Walls.
- b. The architecture is a one or two story, colors of subdued earth-tones, coordinated siding or stucco with wood or simulated wood trim. Roofing on individual units must be cohesive to the attached unit.
- c. All units must have off-street parking for two vehicles as defined in RRC's Section 4.01 (d).
- d. If storage or golf cart parking is desired, these must be attached or incorporated into the build.
- e. Front door must face the street.
- f. Roof color, form and pitch must be consistent with others in the neighborhood.
- g. Townhouse lots have a zero setback line. If a new build is not an attached unit, it must be a minimum of 2 feet off the property line. This space between buildings may be xeriscaped to avoid drainage issues and require little or no maintenance. Examples of xeriscaping are pavers, rocks or gravel.

Section 7.02 Garages, Carports, Room Additions, Covered Patios and Outdoor Kitchens

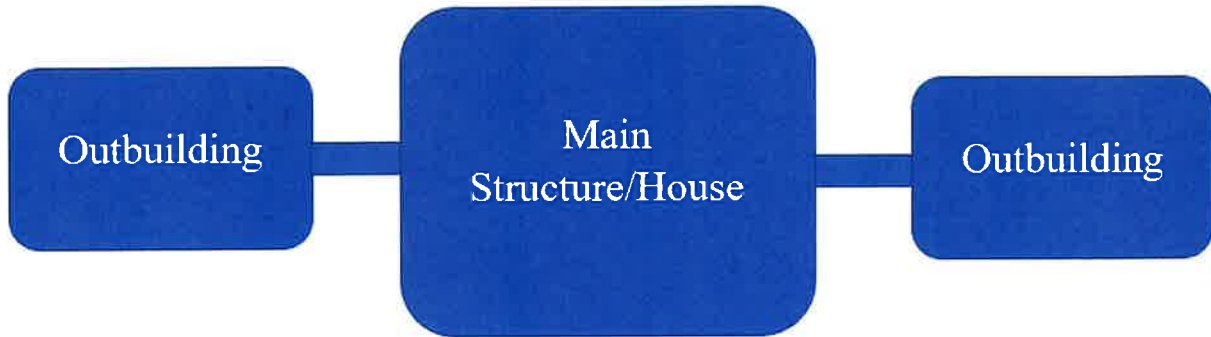
- a. The addition/structure must be a minimum of 200 square feet and must be of a color and material that complements all existing structures on the lot or adjoining lot on which the primary structure sits.
- b. If the addition/structure is being built for consolidation purposes, the following square footage will be required: (a) If the addition is permanently attached to the main home, it must be a minimum of 200 square feet and must be of a color and material that complements all existing structures on the lot or adjoining lot on which the primary structure sits. (Example - attached garage, carport, room addition, covered patio or outdoor kitchen where one side (or wall) is the main structure of the home - and the roof line is extended where it looks to be a part of the original build.); (b) If the addition is a "stand alone" structure, it must be a minimum of 300 square feet and must be of a color and material that complements all existing structures on the lot or adjoining lot on which the primary structure sits. (See the POA Lot Consolidation Policy for further information/requirements)
- c. No structure may be built on any lot that is not adjacent to the main residence. This means no connecting a series of more than two buildings only by a sidewalk (see examples).



Main Structure plus one outbuilding connected by a sidewalk, built across multiple lot lines - **ALLOWED**



Main Structure with attached garage, plus one outbuilding connected by a sidewalk, built across multiple lot lines - **ALLOWED**



Main Structure plus two outbuildings connected by sidewalks, built across multiple lot lines (one on each side of main structure) - **NOT ALLOWED**



Main Structure with two outbuildings connected by sidewalks, built across multiple lot lines (both being on same side) - **NOT ALLOWED**

- d. The addition/structure must be placed on a create foundation unless otherwise indicated for pre-manufacture garage/carports below.
- e. The addition/structure must match the exterior of the accompanying home in color and quality.

- f. The addition/structure must be roofed in material of similar color and quality to that of the accompanying home. "Lean to" and "shed type" roofs may be allowed but must have the ends enclosed and the soffits/underside of the half gable finished.



NOT ALLOWED



ALLOWED

- g. Pre-manufactured garage/carports are only permissible in the case of those sites occupied by a manufactured home. All others must be site built. Such structures shall be either boxed eave style or vertical style. No roll down or regular styles will be allowed. Pictures of these types of carports are attached. Such structures may be permitted to have gravel or other solid surface as an alternative to concrete as approved on an individual basis by the ACC. If a pre-manufactured garage/carport is going to be used for consolidation purposes, please refer to the POA Policy Manual for further information and criteria.

REGULAR STYLE



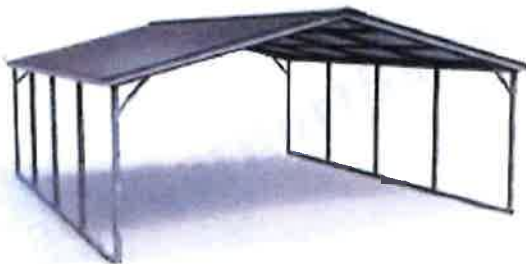
Regular Style - NOT ALLOWED

BOXED EAVE STYLE



Boxed Eave -- ALLOWED

VERTICAL ROOF



Vertical - ALLOWED

Roof sheeting runs vertical or up and down which helps now slide off.

Carport/Shed Combo**Combo Units -- ALLOWED**

- h. All deliveries of pre-manufactured garage/carports must be scheduled and coordinated with management staff between the hours of 7am and 5pm, Monday through Saturday.

Section 7.03 Walkways, Driveways, Culverts, and Patios

- a. All walkways, driveways, and patios must be constructed entirely of concrete, asphalt, pavers, or other solid surface approved by the ACC on an individual basis.
- b. All open ditch lots require a culvert being a minimum of 12" in diameter unless ACC recommends larger due to the standard culvert diameter in the surrounding area.

Section 7.04 Solar Panels

- a. The Owner must first apply to and receive written approval from the ACC prior to installation of any solar panels or other solar items (collectively "Solar Panels") permitted by Texas Property Code 202.010.
- b. Solar Panels must be located in a fenced-in yard or patio OR on the roof of the house or other approved structure, not visible from the front of the structure, and in a location approved by the ACC (subject to any limitation imposed by Texas Property Code 202.010).
- c. Solar Panels shall be located entirely on the property of the Owner erecting the Solar Panels and may not be located on any other lot, property or Common Area.
- d. When mounted on a structure, no Solar Panel may be higher or wider than the roofline of the structure it is mounted on.
- e. When mounted on a structure, the top edge of all Solar Panels must be parallel with the roofline and must conform to the slope of the roofline.
- f. If located in a fenced-in yard or patio, the Solar Panels must be lower than the fence of the yard or patio.
- g. Solar Panels may not cause an unreasonable or disproportionate visual impact on neighboring lots. If the Solar Panels would "substantially interfere with the use and enjoyment of land causing unreasonable discomfort or annoyance to persons of ordinary sensibilities" they will not be allowed unless all adjoining Owner's give their written approval. The ACC will decide what is an unreasonable or disproportionate visual impact on neighboring lots and will inform the Owner of

what changes must be made to correct any unreasonable or disproportionate visual impact.

- h. Solar Panel frames, brackets, wires and pipes must be a shade of silver, bronze or black.

Section 7.05 Flag Poles

To the extent required by 202.012 of the Texas Property Code, Owners are entitled to display a United States Flag, a Texas State Flag, and a replica flag of any branch of the United States Armed Forces, ("Permitted Flags"), and to install a flag pole on their property for the purpose of displaying the Permitted Flags; subject to the following regulations:

- a. The Owner shall first apply to and receive written approval from the ACC prior to installation of any flag pole.
- b. United States Flags must be displayed in accordance with 4 U.S.C. Sections 5-10.
- c. The Texas Flag must be displayed in accordance with Chapter 3100 of the Texas Government Code.
- d. Flags shall be displayed from a pole attached to a structure OR from a free-standing pole. Flags may not be draped over or directly attached to structures. For example, a Flag may not be laid across a fence or stapled to a garage or entry door.
- e. A flag pole attached to a structure shall be no more than 6 feet long and shall be securely attached by a bracket. The flag pole shall be attached in such a manner as to not damage the structure. One attached flag pole is allowed on the front portion of a structure facing the street in a location approved by the ACC.
- f. A flag pole, whether attached to a dwelling or freestanding, shall be constructed of permanent long-lasting materials with a finish appropriate to the materials used in the construction of the flag pole and harmonious with the dwelling. A flagpole mounted to the residential structure must be removed from view when no flag is displayed.
- g. The flag display and flag pole shall conform to all setbacks, easements, and zoning ordinances.
- h. Flags and flag poles must be maintained in good condition at all times, including, but not limited to, immediate replacement of faded, frayed or torn flags and replacement of poles that are scratched, bent, rusted, faded, leaning or damaged in any way; flags and poles that are deteriorating or represent an unsafe condition must be repaired, replaced or removed.
- i. Free-standing flag poles are permitted in a location approved by the ACC in writing, and shall not exceed 20 feet in height (including any ornamental cap). Free-standing flag poles shall be permanently installed in the ground according to the manufacturer's instructions. Free-standing flag poles may be placed in the front yard, subject to ACC approval and any and all applicable zoning ordinances, easements and setbacks of record, if the lot has a front building setback line with a setback of not less than 15 feet, extending the full width of the lot between the front lot line and the front building setback line. If front building setbacks of record are greater than 15 feet, then the greater setbacks will control. Locations closer to the dwelling are typically preferred. A copy of the applicable plat and/or survey indicating the front lot line, front building setback line, and proposed location of the freestanding flagpole must be included with the application for ACC review.
- j. Flags are limited in size to 4 feet tall by 6 feet wide.

- k. Lighting may be installed to illuminate Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting shall be:
 - 1. approved in writing by the ACC prior to installation, and
 - 2. shall be ground mounted in the vicinity of the flag, and
 - 3. shall utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover, and
 - 4. shall point towards the center of the flag and face the main structure on the property or to the center of the property if there is no structure, and
 - 5. shall not provide illumination exceeding the equivalent of a 60 watt incandescent bulb.
- l. Flag poles shall not generate unreasonable noise levels which would disturb the surrounding residents. In order to minimize noise all flag poles shall utilize vinyl or plastic snap hooks, shall utilize snap hook covers and may secure a rope around the flag pole with a flag pole clasp, or do whatever else is necessary to comply. Flagpole halyards must not make noise under any conditions. Halyards must be securely fastened at all times;
- m. An Owner can only place a flag pole or flag on his own property and no other lot, property or Common Area.
- n. Flag poles are permitted solely for the purpose of displaying Permitted Flags. If a flag pole is no longer used on a daily basis it must be removed by the Owner.

Section 7.06 Religious Items on Entryways of Dwellings

Religious Items related to any faith that is motivated by an Owner's sincere religious belief or tradition, may be displayed or affixed to the entryway of a dwelling, as required by 202.018 of the Texas Property Code, subject to the following regulations:

- a. The religious item cannot threaten public health or safety.
- b. The religious item cannot violate any law.
- c. The religious item cannot contain language, graphics or other display that is patently offensive to a passerby.
- d. The religious item must be located on the entry door or entry door frame and cannot extend past the outer edge of the door frame of the dwelling.
- e. The maximum space allotted to a religious item or combination of religious items shall be no more than 25 square inches.

The Association may remove any item that does not conform to these regulations.

Section 7.07 Rainwater Recovery Barrels or Systems ("Barrels/ System")

Rainwater Recovery Barrels or Systems ("Barrels/System") shall be permitted to the extent required by Texas property Code 202.007(d), subject to the following regulations:

- a. The Owner shall first apply to and receive written approval from the ACC prior to installation of any Barrels/System.
- b. The Barrels/System must be of a color that is consistent with the color scheme of the

Owner's home.

- c. The Barrels/System cannot be located between the front of the Owner's home and an adjoining or adjacent street (the front yard).
- d. The Barrels/System must not display any language or other content that is not typically included on the item when it is manufactured.
- e. The Association may regulate the size, type, materials and manner of screening for Barrels/System that are visible from the street, another lot, or Common Area.
- f. There must be sufficient area on the Owner's property to install the Barrels/System, no Barrels/System shall be located on or extend onto any property other than the Owner's lot.
- g. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Barrels/System, 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.
- h. Screening may be accomplished by an approved solid fence, structure or vegetation; by burying the tanks/barrels; or by placing the equipment in an outbuilding approved by the ACC.
- i. 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, so long as:
 1. the barrel does not exceed 55 gallons, and
 2. the barrel is 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
 3. the barrel is fully painted to blend with the adjacent home or vegetation, and
 4. any hoses attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible location when not in use.
- j. Overflow lines from a System must not be directed onto or adversely affect adjacent properties or Common Areas.
- k. 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 prohibited, however, where space allows and where appropriate as determined by the Association, ACC approved ponds may be used for water storage.
- l. Harvested water must be used and is not allowed to become stagnant or a threat to health.
- m. All systems shall 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 of any street or Common Area.

Section 7.08 Storage Buildings

- a. A storage building is defined as a structure of less than 200 square feet in space.
- b. The storage building must be placed on foundation of similar construction and quality to that of the accompanying home.
- c. The storage building must match the exterior of the accompanying home in color and quality.

- d. The storage building must be roofed in material of similar color and quality to that of the accompanying home.
- e. New and Pre-manufactured storage buildings are only permissible in the case of those sites occupied by a manufactured home. Current pictures with date stamp must be submitted with each application. All others must be site built. If a pre-manufactured storage building is going to be used for consolidation purposes, please refer to the POA Policy Manual for further information and criteria.
- f. All deliveries of pre-manufactured storage buildings must be scheduled and coordinated with management staff between the hours of 7am and 5pm, Monday through Saturday. All deliveries of pre-manufactured buildings must come through the service gate near Section 10 unless otherwise approved by management.

Section 7.09 Boat Slips and Boat Slip Roofs

- a. The location of the boat slip, with or without a boat slip roof, shall be only within the space provided for and allowed by the Trinity River Authority ("TRA") and Corps of Engineers and must be confined to an indentation into a lot.
- b. All boat slip materials in ground contact must be pressure treated wood or galvanized steel products.
- c. Boat slip roof materials must be of standard type, quality, and color that compliments the residence.
- d. Boat slip roof pilings must be a minimum of 6in x 6in pilings treated to TRA specifications.
- e. Boat slips, with or without a roof, must have all sides open and only roofed boat slips are permitted to have an enclosed portion for equipment storage as indicated below:
 - 1. Boat slip storage 'areas must be of a material and color that compliments the residence.
 - 2. The roof of storage area must be connected and incorporated into the boat slip roof.
 - 3. Boat slip storage structure must not exceed 150 square feet of enclosed area.
- f. Boat slip roofs shall have no more than a 6/12 pitch on gable or hip roofs.
- g. Any electrical service to the boat slip and boat slip roof shall meet all applicable laws, codes, and guidelines for areas adjacent to a water source.
- h. SECTION 3 of WESTWOOD LAKE:
 Pursuant to the findings of the 411th District Court in Cause No, 17,605 Westwood Shores Property Owner's Association vs. Lawrence P. Seaton, Jr. in the Agreed Final Judgment dated November 11, 1999, piers and docks with attached bulkheads are allowed in Section 3 of Westwood Lake only under the following guidelines:
 - 1. No boat slip or other mooring indentation into any lot shall be permitted.
 - 2. The pier/dock may not extend more than eight (8) feet from the bulkhead.
 - 3. The pier/dock may not have railing that extends more than 42 inches from the top of the bulkhead.
 - 4. Pilings must be no less than 6 in x 6 in, treated to current industry standards, and driven at least three feet below the lake bottom surface.
 - 5. Decking must be treated to current industry standards.
 - 6. No roof or covered structure shall be permitted.

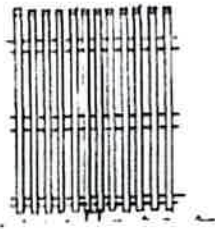
Section 7.10 Removal of Trees

- a. The Owner is responsible for protecting all surrounding property from damage during tree removal and will be held liable accordingly.
- b. Under no circumstances shall trees fall on adjacent property. This requirement may cause trees to be topped and dropped in sections.
- c. Trees on developed or on undeveloped lots with a common property line with the owner's developed lot (home) may be removed at the Owner's discretion. The Owner need only pick up a Green Permit from the administrative office.
- d. Trees on undeveloped lots may be removed only after applying for and receiving prior written approval from the ACC in accordance with the following guidelines:
 1. The tree is dead; OR
 2. The tree is endangering person or property; OR
 3. The tree is being removed for the purpose of creating an aesthetically pleasing landscape scheme.

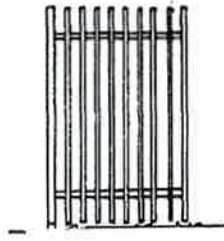
Section 7.11 Fences

- a. Approved fences existing prior to the adoption of this Policy are explicitly grandfathered provided there is written proof of their prior approval and with the understanding that should more than 50% of the existing fence require replacement at any time, or when significant changes are made to a property for lot consolidation, the entire fence must be replaced according to the Policy in place at that time.
- b. All fences must be of a permanent nature and fence posts must be set in concrete.
- c. All fences must be plumb and well maintained at all times.
- d. All fences must be constructed with the finished side facing outward.
- e. Fences higher than 2 feet in height are not permitted closer to the front lot line than the front corner of the primary structure. Exception may be made for "Estate" lots fronting FM 356. They may be permitted to have fencing and security gates in the front of their property, but must be black wrought iron style with brick or stone masonry columns (example shown on illustration)
- f. Fences located behind the front corner of the primary structure that do not obstruct the line of sight at street intersections may be up to 7 feet in height, including the rot board.
- g. Fences located on Inland Lake Lots, Golf Course Lots, Lake Livingston Lots, Inland Lake Estates Lots, Patio Golf Course Lots, Patio Inland Lake Lots, or Patio Lake Livingston Lots must be wrought iron style as illustrated in this manual and are to be 48 in. in height.
- h. Fences must be located on the Owner's side of side lot lines; unless a written and publicly filed agreement is reached with neighboring lots to allow the fence to sit on the lot line itself. A copy of said agreement must be submitted to the Association administrative office to be placed in each of the property files affected by the agreement.
- i. Black powder or vinyl coated (Euro) fencing may be allowed if framed top and bottom.
- j. Unacceptable materials include but are not limited to the following:
 1. Wire or Wire Mesh
 2. Sheet or expanded material and stamped metal posts
 3. Fiberglass (corrugated or flat woven)
 4. Rope, bamboo, reed or wire-bound wood pickets

5. Unfinished cinder block
 6. Chain link in all sections with the exception of lots where mobile homes or double-wide mobile homes are allowed. On these lots, black vinyl chain link fencing with matching posts and hardware may be permitted. However, should this lot be an inland lake lot or other lot listed in 7.11 g, no exception to 7.11 g is allowed.
- k. Fences must be of one of the following styles:



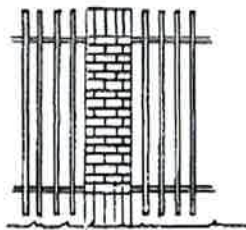
Open Picket



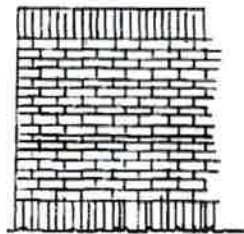
Wrought Iron
Style



Shadow Box



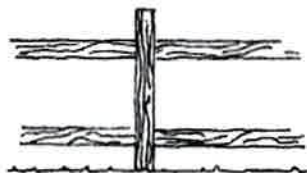
Wrought Iron with Brick or
Stone Masonry Columns



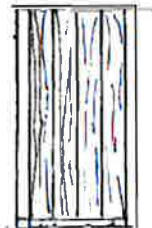
Solid Brick or
Stone



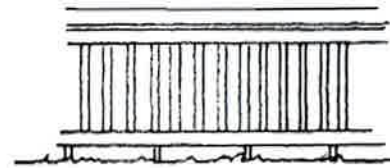
Picket



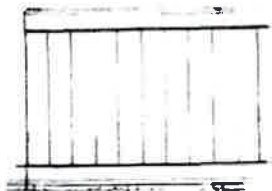
Split Rail (2 or 3 Rails)



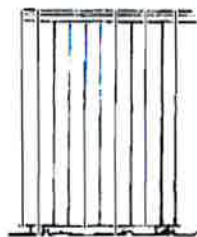
Shadow Panel



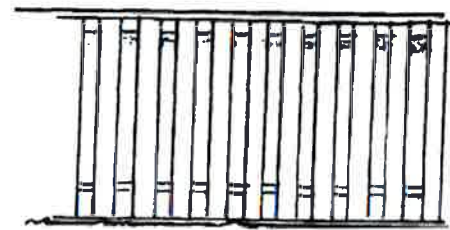
Open Ballister



Capped Panel



Capped Picket



Capped Shadow Box

Section 7.12 Pools, Decks, and Other Structures

- a. Swimming pools, spas, decks, and other ancillary structures are restricted to the rear of the home.
- b. Decks may extend beyond the established setback lines so long as an area of a minimum of 3 feet for landscaping and fencing remains between the deck and the property line.
- c. All other structures, including gazebos, playhouses, greenhouse, trellises, etc. must be approved by the ACC in writing and may require screening from public view.
- d. Portable or permanent above ground pools are prohibited. Smaller, prefabricated, installed aboveground spas or hot tubs are acceptable with approval of the ACC.
- e. Under no circumstance should the maximum height of any ancillary structure exceed that of the home.

Section 7.13 Manufactured Homes

- a. No manufactured home older than 15 years will be allowed to be brought into the subdivision without prior written approval by the ACC.
- b. No manufactured home may come into the neighborhood without review by management.
- c. All manufactured homes must come through the service gate near Section 10 unless otherwise approved by management.
- d. Current pictures with date stamp must be submitted with each application.

ARTICLE 8
LOT CONSOLIDATION REQUIREMENTS

Procedures and criteria for lot consolidation are laid out in the Complete POA Policy Manual

CERTIFICATION

I hereby certify that, as Secretary of the Westwood Shores Property Owners' Association, this this Complete ACC Policy Manual, Third Edition was adopted on the 20th day of DECEMBER, 2021, at a meeting of the Board of Trustees at which a quorum was present.

Dottie Bateman

Print Name: DOTTIE BATEMAN

Title: Secretary

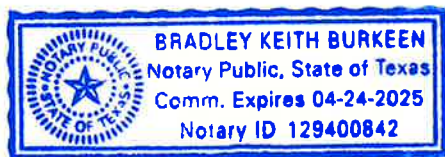
STATE OF TEXAS §

§

COUNTY OF TRINITY §

BEFORE ME, on this day personally appeared Dottie Bateman the Secretary of the Westwood Shores Property Owners' Association, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 20th day of December, 2021.



Bradley Keith Burkeen
Notary Public - State of Texas

After Recording Return To:
Westwood Shores Property Owners'
Association 205 Westwood Drive East
Trinity, Texas 75862

FILED
8:40 o'clock A M

JAN 12 2022

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
By Janetta Lopez Deputy

THE STATE OF TEXAS
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted herein by me.

Shasta Bergman
County Clerk, Trinity County

By Janetta Lopez Deputy

