

TARA COLONY HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES

Adopted on October 25, 2012

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INTRODUCTION

By the provisions of the Deed Restrictions, an Architectural Control Committee (“ACC”) was established to manage and control those sections of the Deed Restrictions dealing with the exterior appearance of the properties within the subdivision. These Guidelines have been developed to assist the owners in making changes to their property based on the provisions within the Deed Restrictions and the past rulings of the committee. The overriding objective in the formulation of the guidelines is to provide the community with a basis for homeowner improvements in an orderly and uniform fashion, to protect the visual integrity of the community.

The Board of Directors (BOD) now sit as the Architectural Control Committee as allowed by the Deed Restrictions. Therefore, the initials ACC and BOD can be used interchangeably within these guidelines to refer to the control group.

The guidelines are not set to be punitive measures, but have been developed as ground rules to provide continuity in the appearance and atmosphere of Tara Colony. Furthermore, a community which protects its residents through strict enforcement of the rules of home ownership traditionally enjoys higher resale values and quicker sales of property.

The attached guidelines have been set forward to provide standards for conformity of construction, visual appeal and design. If there are any inconsistencies between the Deed Restrictions and these guidelines, the Deed Restrictions will govern.

It is the general purpose of the ACC to approve or reject applications made for any additions, alterations or changes to the exterior of the home/garage and/or lot itself, including landscaping. The ACC will also periodically review the guidelines for any needed additions or modifications.

These guidelines have been approved by the Board of Directors, who are charged with the administration of these guidelines in a uniform manner. Administration of architectural review requests will be performed by the property management company or other group, as may be designated from time to time by the Board of Directors.

PROCEDURE FOR APPROVAL OF ACC APPLICATION

1. A “Request for Home Improvement” form must be completed in its entirety and mailed to the management company (the address appears on the top of the form). Depending on the improvement, the form should be accompanied by plans, drawings, sample of products, permits, and letters of intent to encroach. Incomplete applications will be returned marked Denied until such time as the appropriate attachments are included.
2. Approval forms are available from the management company and members of the BOD. They may also be available online at www.taracolony.org.
3. The BOD cannot respond to verbal requests for approval, but will answer questions regarding the guidelines. All applications must be in writing and must be mailed to the appropriate address. DO NOT give the form to a BOD member or other person because it must be time/date stamped by the management company.
4. Implementation of plans by the owner should allow time for the review and approval process. NO CONSTRUCTION OF ANY IMPROVEMENT, ADDITION, OR ALTERATION OF STRUCTURE SHOULD BEGIN BEFORE WRITTEN APPROVAL IS OBTAINED.
5. Applications submitted after construction has begun or been completed are still subject to the approval process, but there is no time limitation for review. After the fact applications do not imply automatic approval, and changes may have to be taken out or modified if they are not approvable.
6. Any construction or improvement made which does not conform to the guidelines may not be approved. If construction is completed without approval, the BOD can require removal of such change at the owner’s expense.
7. Applications which are not approved will be so marked on a copy of the application with notes as to the problem areas.
8. Applicants wishing to appeal a BOD decision should write the BOD requesting a review.
9. Each owner is ultimately responsible for ensuring all improvements conform to the recorded restrictions and guidelines. Failure by any owner to perform modifications and/or improvements in conformity with the recorded restrictions and guidelines subjects the owner to the risk and expense of removal of each such non-complying change to the property. Legal action may be taken if corrections/removal is not performed.

GUIDELINES

1.0 SPECIFICATIONS FOR OUTBUILDINGS

- 1.1 An “outbuilding” is defined as any structure which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garage wherein an actual opening to the main structure or garage exists, but does include storage sheds, gazebos and playhouses/forts.
- 1.2 The colors should match/blend with the predominate exterior colors of the main residence.
- 1.3 Specifications for storage sheds:
 - 1.3.1 The outbuilding should have a peaked roof, no higher than eight (8) feet from the ground to the highest point.
 - 1.3.2 The size of the structure must be held to a maximum of 10’x12’ for floor space.
 - 1.3.3 Structure must be placed and maintained a minimum of five (5) feet of the rear and side property lines (a minimum of ten (10) feet of any exterior lot line on a corner lot) and within the fenced portion of the yard.
- 1.4 Specifications for playhouses/forts, swing sets:
 - 1.4.1 Must be no higher than nine (9) feet.
 - 1.4.2 If structure has a platform, then the platform can be no higher than 42” above ground level.
 - 1.4.3 No tree houses are allowed.
 - 1.4.4 Must be located a minimum of five (5) feet from side and back fences(a minimum of ten (10) feet of any exterior lot line on a corner lot) so as not to be visible from fronting street.
- 1.5 Specifications for gazebos:
 - 1.5.1 Must be freestanding, and cannot be attached to the house or garage.
 - 1.5.2 Maximum height at the peak is eleven (11) feet.
 - 1.5.3 Must be located at least five (5) feet from the side and back fences (a minimum of ten (10) feet of any exterior lot line on a corner lot).
 - 1.5.4 Plans will be reviewed on a case-by-case basis.

Guidelines, cont.

2.0. BASKETBALL GOALS

2.1 Permanently Mounted Goals

- 2.1.1 The basketball backboard, net, and post must be maintained in excellent condition.
- 2.1.2 If the backboard is mounted onto the roof by use of a small, triangular mounting structure, the mounting structure must be painted to match the shingles color.
- 2.1.3 Rims must be ten (10) feet in height.
- 2.1.4 Backboard must be regulation size and its color must not clash with the colors of the house, with beige, grey, clear, and white generally acceptable colors. Black is not acceptable.
- 2.1.5 Must be mounted on garage or placed on a pole on the side of driveway.
- 2.1.6 Written approval of neighbors on both sides must be obtained.
- 2.1.7 If any complaints are received within six (6) months after installation, the basketball goal will be subject to immediate removal at the request of the ACC.

2.2 Portable Goals

- 2.2.1 Portable or temporary goals shall be approved by the BOD via the ACC application. The location where the portable goal is to be stored when not in use is to be indicated on the application.
- 2.2.2 Portable goals shall never be stored in the driveway, between the street and sidewalk, or in the street.
- 2.2.3 When not in use, basketball goals must be stored. Acceptable locations for storage are the side of the house, back of the house, or in the garage.

3.0 PATIO COVERS

- 3.1 Patio covers are only allowed in back of the house. They cannot extend past the left or right side walls of the house in order to severely limit their visibility from the front street.
- 3.2 If attached to house, cover must be integrated into the existing roof line (flush, with the eaves).
- 3.3 If shingled, must match existing roof design and shingle color.
- 3.4 Entire patio cover and posts should be trimmed out to match the house.
- 3.5 At no time shall a shingled roof with an unpainted frame be allowed. Frame must be painted to match trim of house, whether treated or untreated wood is used.

Guidelines, cont.

- 3.6 Patio cover construction materials are as follows:
 - painted aluminum (to match trim of house).
 - painted wood (to match trim of house).
 - wood, such as cedar, fir, redwood, or treated wood.
 - 3.7 All patio cover materials, i.e., metal, lattice (including roofing) must be completely framed so that no raw edges or materials are visible.
 - 3.8 Painted metal or fiberglass roofing may not extend beyond the framing of the cover.
 - 3.9 Patio cover must be situated on the lot to provide drainage solely into the owner's lot.
- 4.0 ROOM ADDITIONS
- 4.1 Detailed plans must be submitted to the BOD before any construction begins, together with a survey of the property depicting the exact location of the addition..
 - 4.2 Exterior materials and colors should match the house.
 - 4.3 Room additions may not encroach into any utility easement unless a Consent to Encroach has been issued by the utility companies involved. Letter of Consent to Encroach must accompany the ACC application, prior to approval.
 - 4.4 On an individual basis, the size and shape of the addition will depend on the architectural style and layout of the existing home, the lot size, and how well the room addition integrates with the existing structure.
 - 4.5 The roof of the addition must integrate with the existing roof line so as to appear to have been part of the original home.
 - 4.6 The addition must be opened to the main structure and be serviced by central heat/air conditioning and electrical.
 - 4.7 All such improvements must be designed to the then-current building code standard.
 - 4.8 Room additions may be denied for other reasons, i.e., design incompatibility, architectural suitable, prefabricated sunrooms, etc...
 - 4.9 Building permits (as required by the applicable authority) are the responsibility of the owner, as well as compliance with any and all applicable authorities.
 - 4.10 The ACC reserves the right, but is not obligated, to inspect approved room additions during construction and upon completion to ensure compliance with the approved plans.
- 5.0 STORM WINDOWS AND STORM/SCREEN DOORS
- 5.1 Frames must be a color compatible with the exterior house color.

Guidelines, cont.

6.0 DECKS

- 6.1 Decks should be situated so that they drain into the owner's property and cannot encroach within the side and/or rear building lines and/or be closer to the lot line than five (5) feet (on plat map for property).
- 6.2 Decks cannot be higher than 48" above grade.
- 6.3 If stained or painted, the deck should match or complement the house.

7.0 EXTERIOR PAINTING/ SIDING

- 7.1 You must submit an ACC application even if you are planning to repaint using the same colors.
- 7.2 All paint colors must be muted (not vivid) greys, browns, or beiges, including greys, browns, or beiges which have slight tints of other colors such as blue, red, yellow or green.
- 7.3 The applicant's brick and roof color must be taken into consideration.
- 7.4 Houses may have separate colors for the main wooden or siding areas and another color for the trim surfaces. However, it is not required or necessary that two different colors be used. More than two colors used on the house is not allowed.
 - 7.4.1 Trim is defined as fascia boards, window casings, door frames and garage door frames.
 - 7.4.2 Basic house surfaces are defined as siding, gable surfaces, entry door surfaces, garage door surfaces, and soffits.
- 7.5 If a homeowner wants to utilize a geometric design on large surfaces, such as garage doors, ACC approval is required. A drawing shall be submitted showing the design(s).
- 7.6 Any approved separate structures, such as storage sheds, must be painted to match the house.
- 7.7 Applications for the use of vinyl siding may be approved if the color is compatible with the paint chart and the architecture of the house. Other types of siding replacements, such as hardy-plank also may be approved but it is required to be painted in most cases.

8.0 SWIMMING POOLS AND SPAS

- 8.1 No pool or spa of any type may encroach into any utility easement unless the utility companies involved have issued a Consent to Encroachment document. Such Consent must be submitted with the application.
- 8.2 Any pool or spa should be located at least five (5) feet from a side and rear lot line in order to maintain property drainage on the lot and to protect neighbor's property rights.

Guidelines, cont.

- 8.3 Pools can not be more than 48" above grade.
- 8.4 All pools must be enclosed within a fenced area and constructed in compliance with all governmental, state and county ordinances which exist and/or may be enacted. Permits may be required and a copy should be attached to the ACC application. Gates must have a spring closure device which positively closes and latches all gates.
- 8.5 Backwash from all pools must drain into the storm drain and may not be tied into the sanitary sewer lines.

9.0 DECORATIONS

- 9.1 Christmas decorations, including lighting, may not be placed on the house or in the front yard prior to Thanksgiving Day, and must be removed no later than January 31 each year. All other seasonal decorations shall be limited to a maximum of thirty (30) days.

10.0 EXTERIOR LIGHTING

- 10.1 Additional exterior lighting should be of a wattage or lumen count which will not adversely affect neighboring homeowners' use and enjoyment of their property.
- 10.2 Directional lights and floodlights must be aimed so as not to shine on or into the windows of neighboring homes.
- 10.3 Yard lights may be gas or electric, single lamp only, with maximum height or eight (8) feet.
- 10.4 Yard lights must be black or brown, and must blend with the existing building trim.

11.0 MAILBOXES

- 11.1 Mail boxes in the front or attached to the house are not allowed. The U.S. Postal Service has installed community boxes for each resident's use. No other type of receptacles, such as for newspapers, may be installed.

12.0 FENCE AND FENCE EXTENSIONS

- 12.1 Fences shall be no higher than six (6) feet on that part facing the front street of the house and no higher than eight (8) feet on the sides and in the back, including any rot board and/or cap board.
- 12.2 Fence extension requests must be submitted jointly by both neighbors sharing the side lot line and fence, except in case of a corner lot.
- 12.3 No painting of fences or stains, other than clear. Stains must also be approved in advance and as indicated should only be clear.

Guidelines, cont.

- 12.4 Cedar or treated woods only. One (1) rot board may be used of a size not to exceed 2"x6". Picket height must be adjusted accordingly-see 12.1.
- 12.5 Split rail fences are not allowed.
- 12.6 Any type of fencing considered to be decorative is subject to review by the ACC and MUST be approved by the BOD prior to the start of construction.
- 12.7 No fence may extend so as to encroach on or extend past the front building line. In most cases, fences will not be approved if they extend past the front of the garage or house.
- 12.8 Fences will be installed picket side out if facing the street.
- 12.9 Replacement or repair to fences must be made with materials and construction details as close to the same as the original as is practical.
- 12.10 Perimeter fences are fences bordering the boundaries of the Tara Colony subdivision. Perimeter fence cannot be altered in any way; no object may be attached to it, nor shall any gate be installed along the perimeter.

13.0 OUTDOOR CARPETING

- 13.1 Limited to front porch area only, along the front of the house. Outdoor carpeting may not be installed along any walkways.

14.0 BURGLAR BARS

- 14.1 Burglar bars are not harmonious to the appearance of the neighborhood and are, therefore, not permitted.

15.0 BIRDHOUSES

- 15.1 Maximum height is twelve (12) feet above grade. Birdhouses shall be mounted on either 2" painted metal pole or a 4x4 treated wood post.

16.0 LANDSCAPING

- 16.1 Landscaping must complement the style and architecture of the home and conform to the color scheme of the immediate neighborhood.
- 16.2 Landscaping may not be attached to the fence of adjacent property.
- 16.3 Landscaping may not be installed in such a manner to change the topography or drainage of the lot which may cause water to spread across any other lot.
- 16.4 See the Deed Restrictions for special corner lot restrictions.

17.0 DRIVEWAY EXTENSIONS/ SIDEWALKS

- 17.1 Driveway extensions can extend no nearer to side property line than three (3) feet on plat map for property.

Guidelines, cont.

17.2 All Sidewalks in front of the building line must be no greater than 48" wide.

18.0 GARAGE CONVERSIONS, CARPORTS, DETACHED GARAGES

18.1 Conversions are not permitted and all garages must be capable of housing a minimum of two (2) vehicles at all times, and shall have an operational garage door.

18.2 Carports are not allowed.

18.3 Driveways cannot be removed from the front yard.

19.0 WINDOW AWNINGS/ SHUTTERS

19.1 Prior to installation, all awnings must be approved by ACC.

19.2 Awnings must be approved color, and must be kept in good condition at all times.

19.3 Awnings will be allowed for use on playhouses and patio covers, provided they also comply with the aforementioned requirements for proper location and color.

19.4 Outside metal and/or wooden slat-type shutters will be reviewed and approved by the ACC provided they are deemed necessary in the reduction of solar exposure and installed on appropriate windows.

20.0 HOME SECURITY

20.1 Electronic monitoring services do not require ACC approval. However, signs advertising such security shall be as close to the house as practical and no larger than 12"x12".

21.0 ANTENNAS

21.1 No exterior antennas of any kind, whether used for transmission or reception of television, radio, C.B. radio or any other communication signals of any type shall be erected, constructed, placed or permitted to remain on any house/structure unless approved by the ACC.

22.0 SATELLITE DISHES

22.1 Satellite dishes which measure one (1) meter or less in diameter are permitted in Tara Colony. All proposed installations are requested to be referred to the ACC for review and comment and should include the dish size, color, proposed location, mounting alternatives, and purpose for the dish (i.e., television, data, educational instruction, etc.)

22.2 The applicant should be mindful of the need to protect the home and property values in Tara Colony. Please adhere to the following guidelines:

Guidelines, cont.

- a. Use satellite dish systems no larger than one (1) meter in diameter.
 - b. Locate the system so that it is not visible from the street which fronts the property; for corner lots, efforts should be made to locate the system so that it is not visible from the street which runs along the side of the property as well.
 - c. Locate the system so that it is not offensive to the neighboring properties (on each side and to the rear).
 - d. Select a color which would blend in with the existing surrounding color(s) of the house, roof, etc. where the dish is to be placed so as to not draw attention to the dish.
 - e. Where appropriate, landscaping or other screening devices are recommended.
- 22.3 No satellite dish larger than one (1) meter in diameter shall be permitted to be erected, constructed, placed or permitted to remain on any house, structure, improvement or building unless approved by the ACC.
- 22.4 The ACC shall use as a guide for the approval of the installation of all antennae and/or satellite dishes any FCC guidelines in effect at the time.
- 23.0 SOLAR ENERGY DEVICES, SOLAR PANELS, SCREENS, AND FILMS
- 23.1 These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107 (a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
- 23.2 Such Devices may only be installed with advance written approval of the Tara Colony Architectural Control Committee subject to these guidelines.
- 23.3 Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
- 23.4 Such Devices may only be installed in the following locations:
- a. on the roof of the main residential dwelling; or
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.
- 23.5 For Devices mounted on a roof, the Device must:
- a. have no portion of the Device higher than the roof section to which it is attached; and have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - b. conform to the slope of the roof; and

Guidelines, cont.

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

Guidelines, cont.

24.0 WINDOW AIR CONDITIONERS

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

25.0 RAINWATER HARVESTING SYSTEMS

- 25.1 Rainwater Recovery Systems may be installed with advance written approval of the Tara Colony Architectural Control Committee subject to these guidelines.
- 25.2 All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.
- 25.3 Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - a. placement behind a solid fence, a structure or vegetation; or
 - b. by burying the tanks or barrels; or
 - c. by placing equipment in an outbuilding otherwise approved by the Tara Colony Architectural Control Committee.
- 25.4 A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - a. the barrel must not exceed 55 gallons; and the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
 - b. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - c. any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
- 25.5 Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
- 25.6 Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, Tara Colony Architectural Control Committee approved ponds may be used for water storage.
- 25.7 Harvested water must be used and not allowed to become stagnant or a threat to health.

Guidelines, cont.

- 25.8 All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

26.0 FLAGS

- 26.1 These Guidelines apply to the display of (“Permitted Flags”):
- 1.1 the flag of the United States; and
 - 1.2 the flag of the State of Texas; and
 - 1.3 the official flag of any branch of the United States armed forces.
- 26.2 These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
- 2.1 flags for schools, sports teams, businesses or foreign countries; or
 - 2.2 flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - 2.3 historical versions of flags permitted in section 1 above.
- 26.3 Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Tara Colony Architectural Control Committee is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
- 26.4 Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
- 26.5 Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
- 26.6 Permitted Flags shall be no larger than three foot (3’) by five foot (5’) in size.
- 26.7 Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14’) tall.
- 26.8 Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.

Guidelines, cont.

- 26.9 A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
- 26.10 Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.
- 26.11 Free-standing flagpoles may not be installed in any location described below:
 - 11.1 in any location other than the Owner's property; or
 - 11.2 within a ground utility easement or encroaching into an aerial easement; or
 - 11.3 beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
 - 11.4 beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
 - 11.5 closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
- 26.12 Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
 - 12.1 be ground mounted in the vicinity of the flag; and
 - 12.2 utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - 12.3 point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and

Guidelines, cont.

- 12.4 provide illumination not to exceed the equivalent of a 60 watt incandescent bulb.
- 26.13 Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
- 26.14 Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
- 26.15 All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

27.0 DISPLAY OF RELIGIOUS ITEMS

- 27.1 A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such items may include anything related to any faith that is motivated by the resident's sincere religious belief or tradition.
- 27.2 Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.
- 27.3 The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame.
- 27.4 To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:
 - a. threaten public health or safety; or
 - b. violate any law; or
 - c. contain language, graphics or any display that is patently offensive to a passerby.
- 27.5 Approval from the Tara Colony Homeowners Association or the Tara Colony Architectural Control Committee is not required for displaying religious items in compliance with these guidelines.
- 27.6 As provided by Section 202.018, the Association may remove any items displayed in violation of these guidelines.
- 27.7 The use of religious symbols such as a cross, menorah, crescent, Star of David, crèche, symbols of Native American religions or other symbols that are part of a religious holiday are permitted.

Guidelines, cont.

- 27.8 Such symbols are displayed as an example of the cultural and religious heritage of the holiday and are temporary in nature.
- 27.9 Such holidays included are Christmas, Easter, Passover, Hanukkah, St. Valentines Day, St. Patrick's Day, Thanksgiving and Halloween.
- 27.10 Although common sense should prevail as to the length of time before and after said holidays the items are displayed, the BOD and ACC will have final say in such matters.

28.0 ROOFS

- 28.1 All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Tara Colony Homeowners Association Architectural Control Committee Wood shingles are specifically prohibited for safety reasons.
- 28.2 Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
- 28.3 Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
- 28.4 Ridge vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
- 28.5 All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
- 28.6 Subject to Section 8 below and with advance written approval from the Tara Colony Architectural Control Committee, an owner may install shingles ("Alternative Shingles") which are designed primarily to:
 - a. be wind and hail resistant; or
 - b. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - c. provide solar energy capture capabilities.
- 28.7 Once installed, any such Alternative Shingles must:
 - a. resemble the shingles used or authorized to be used on other structures within the Association; and
 - b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
 - c. match the aesthetics of properties surrounding the owner's property.
- 28.8 All roof colors must be muted (not vivid) greys, browns, or beiges, or black.

Guidelines, cont.

28.10 The roof color must blend or accent the applicant's brick color and paint color.

28.11 Roofing materials other than composite asphalt shingles may be used, such as aluminum, however, these must have the appearance of composite shingles in order to remain consistent with the neighborhood.

29.0 TERM OF THESE GUIDELINES

29.1 These guidelines shall have a term which is perpetual. They will be reviewed and updated by the BOD from time to time.