



Glen Laurel

Homeowner Association

Architectural Standards and
Approved Materials List

Revision History

Date	Version	Description
6/17/2013	1.0	Revamped format and replacement of the 2004 & 2002 Approved Materials List and Architectural Standards after review conducted in 2013.

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Article I – Introduction

Section I – Architectural Modifications Committee

The Architectural Control - Modifications Committee (ACM) drafts the Design Guidelines and Architectural Modifications Request Process outlined herein under the authority of Article II, Section 3 of the Glen Laurel Declaration. The Architectural Control - Modifications Committee shall consist of three (3) members, all whom shall be a member of the Board of Directors or appointed by the Board of Directors as set forth in Article II, Section 3 of the Glen Laurel Declaration. The Architectural Control - Modifications Committee shall have exclusive jurisdiction over modifications, additions or alterations made on or to Units; provided, however the Architectural Control - Modifications Committee may delegate this authority to the appropriate board or committee of any residential association subsequently created. Such delegation may be revoked and jurisdiction resumed at any time by written notice.

Section II - Architectural Approval

As outlined in Article II, Section 3 of the Glen Laurel Declaration, in order to preserve the architectural and aesthetic appearance of Glen Laurel, no construction of improvements, or modifications, additions, or alterations to existing improvements, shall be commenced or maintained by any Homeowner nor shall any exterior addition to or change or alteration therein be made, unless the required forms have been submitted to and approved in writing by the Architectural Control - Modifications Committee. In the event the Architectural Control - Modifications Committee fails to approve or disapprove in writing any proposed plans and specifications within sixty (30) days after such plans and specifications shall have been submitted, such plans and specifications will be deemed to have been expressly approved, provided the proposed improvements are generally in harmony with the scheme of Glen Laurel. There are some improvements or modifications listed under Article II Section II of this document that have been granted an exception and do not require prior approval by the Architectural Control - Modifications Committee provided they are carried out in accordance with the Glen Laurel governing documents and in keeping with the harmony of Glen Laurel.

Before submitting a request for improvement, please check your Neighborhood Specific Supplemental Declarations for your section of Glen Laurel for any additional restrictions that pertain to your section.

Section III - Order of Authority

Any conflicts between the Architectural Standards and Approved Materials List contained herein and any requirements or rights of a higher authority, the requirements or rights of the higher authority will prevail, in accordance with the below Order of Authority.

1. Federal Law
2. State Law
3. County Law
4. Local or City Law or Ordinance
5. Property Plats
6. Amended and Restated Declaration of Convents, Conditions and Restrictions for Glen Laurel
7. Neighborhood Specific Supplemental Declarations
8. Resolutions and Polices adopted by the Glen Laurel Board of Directors
9. Design Guidelines and Architectural Control Modification Request Process

Section IV – Effective Date

The Architectural Standards and Approved Materials List defined herein replace all previously promulgated Architectural Standards and Approved Materials Lists, effective August 7, 2013.

Article II – Modification Request Process

Section I – General

1. No modification can be started until the Homeowner has received notification that their Architectural Control modification request was approved.
2. Submission of an Architectural Control modification Request does not guarantee approval.

Section III – Submission Process

1. General

As outlined in Article II, Section 3 of the Glen Laurel Declaration and Article I, Section II of this document, any modification to or addition of any structure, front landscaping or hardscape requires approval from the Architectural Control Modifications Committee to ensure compliance with the Design Standards defined herein unless listed under Exceptions below.

2. Exceptions

The below modifications are exempt from the requirement to submit an Architectural Control Form Request if the specific exclusions are adhered to and allowed per the Design Guidelines.

- A. Improvements to the Interior of any Structure
- B. Doors (Within palate)
- C. Windows (Like for Like)
- D. Roof (Like for Like material and of a color designated in the color palate in Appendix D).
- E. Painting of the Exterior of a Structure with a color designated in the color palate in Appendix C.
- F. Replacement of dead or diseased landscaping with like for like landscaping (i.e. tree for tree, bush for bush, plant for plant) or planting of seasonal plants
- G. Irrigation Systems
- H. Rock or other approved border material around flower beds
- I. Flags mounted on poles of six feet or less do not require Architectural Control Modifications Committee approval.
- J. Cable television Satellite Dishes and Cable television Antennas

3. Architectural Control Modification Request Form

- A. The Architectural Control Modification Request Form provides an overview of the project, including the Homeowner identifying information as well as a summary of the project, materials to be used, dimensions, and other required information.
- B. The completed Request Form, along with supporting documentation (required and additional) must be delivered to the Association Office. Electronic versions are encouraged.
- C. If any of the required items are not submitted with the Modification Request, the request will be considered incomplete and will not be considered accepted by the Architectural Control Modifications Committee until the missing information is provided.

Section IV – Review Process

1. Meetings

- A. The Architectural Modifications Committee will schedule a meeting no less than once a month and can be combined with or held during a Glen Laurel monthly board meeting.
- B. The schedule and agenda will be available at the Association Office and Glen Laurel website.
- C. Homeowners are allowed to attend the meetings and in most cases are encouraged to; however, it is not required.
- D. In cases of non-typical or complicated projects, Homeowners are encouraged to attend so any questions the Architectural Control Modifications Committee may have can be answered at the meeting. Typically if there are unanswered questions that substantially impact the approval decision, the request will be denied.
- E. Modification requests are generally reviewed during regularly scheduled board meetings, however should a Homeowner have privacy concerns, the Homeowner may request that a hearing be held in Executive Session of the Architectural Control Modifications Committee by sending a written request to the Property Manager.

2. Notification

- A. The Architectural Modifications Committee or their designated representative will send a notification letter to the Homeowner stating whether the modification request was approved, conditionally approved or disapproved, within 2 business days after the scheduled Architectural Control Modifications Committee meeting.

3. Timeline

- A. In the event the Architectural Modifications Committee fails to approve or disapprove in writing any application within sixty (30) days after such application shall have been submitted, such application will be deemed to have been expressly approved, provided the proposed improvements are generally in harmony with the scheme of Glen Laurel as set forth in the Declaration.
- B. An application approved automatically expires in the event that construction does not substantially commence within six (6) months of the approval of the application or unless such plans and specifications attached to the application have materially altered or changed.
- C. Once construction commences, all work approved within the application must be performed on an ongoing and continual basis and completed within ninety (90) days.

Section V – Appeal Process

- 1. In the event an Application is disapproved by the Architectural Control Modifications Committee, the applying Homeowner (“Appealing Owner”) shall have the right to appeal the decision to the Board.
- 2. The Appealing Owner shall submit written notice of appeal to the manager of the Association, the President or Secretary within thirty (30) days after the date of disapproval. Written notice shall be delivered via certified mail to the Association’s management office.
- 3. In the notice of appeal, the Appealing Owner shall submit a statement explaining the purpose for the appeal and supporting documentation for the Owner’s position.
- 4. The Board will inform the Appealing Owner by mail within sixty (60) days of receiving the

Appealing Owner's notice of appeal. In the event the Board fails to notify the Owner within sixty (60) days, the appeal shall automatically be approved.

Article III – Design Guidelines

Section I – Background

The Design Guidelines outlined herein have been reviewed against applicable Federal, State and local laws and the Glen Laurel CC&Rs and Neighborhood Supplemental Declarations. A list of references is contained in Appendix E.

Section II – General

1. Basketball Goals

Provided the following guidelines are adhered to, no permission is needed to install a basketball goal. Basketball goals may be located either as an attachment to a rear detached garage (roof mounted goal) or on a free-standing black pole. No basketball goal may be placed on the sidewalk or in the street. Residents may not install goals on attached garages or side garages.

- A. Backboards may be up to 72 inches wide and must be constructed of heavy gauge fiberglass, Plexiglas, graphite-blend or aluminum. Allowable colors are white, gray or clear. Fluorescent colors are not permitted.
- B. Support brackets for garage mounted goals must be black or a color to match the roof or siding color.
- C. Poles for freestanding goals must be metal, of a sufficient gauge to prevent bending, must be painted black and maintained from rust.
- D. Portable goal bases must be black or gray and must be weighted according to assembly specifications.
- E. Nets must be white, black, or tri-colored red-white-blue. Fluorescent colors are not permitted. Chain nets are permitted.
- F. The rim must not exceed 10 feet in height and must be at least 15 feet or more from the street pavement edge

2. Display of Certain Religious Items

A homeowner may display religious item(s) by affixing it to the entry of their dwelling provided:

- A. Does not threaten public health or safety.
- B. Does not violate the law.
- C. Does not contain language or graphics that are patently offensive to a passerby.
- D. Is not in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's dwelling.
- E. Individually or in combination with another religious item displayed or affixed on the entry door or door frame has a total size no greater than 25 inches.

3. Fencing and Gates

A. General Information

1. Front yard fencing of any kind, may not extend beyond the most forward portion of the home.
2. Fences must be located along original fence lines installed by builder and recessed a

minimum of 5 feet from the front face of a home and must also conform to easements and setbacks of record.

3. There are some houses within the property that are subject to the requirement that uniform fencing be constructed and maintained as specified by the New Construction Committee. Please check the Neighborhood Supplemental Declarations for your section to check for any builder requirements for these particular lots.
4. All non-perimeter fencing must follow the originally constructed design and height from builder.
5. Fences that back up to detention pond with no immediate rear neighbors can be no more than 8 feet tall.
6. Fences along pipeline easement that are viewable from major roadways must follow the originally constructed design and height from builder. The "unfinished" side of a fence or gate may not be exposed to any public street or sidewalk.
7. Fences must be kept in good repair at all times. Wood fences must be free of wood rot and mildew. Iron fences must be free of rust.
8. No split rail or decorative fencing is permitted

B. Wood Fencing

1. All wood fencing must be two or three rail, No. 1 or No. 2 cedar, 1 inch by 4 inches or 1 inch by 6 inches notched pickets with no wane or rot holes, and with minimal knot holes.
2. Line posts may not be more than 8 feet apart.
3. Any rot board that runs horizontally to the ground must not cause the height of the fence to exceed the maximum height allowed
4. Alternate materials that mimic the look and color of weathered cedar can be used with approval (i.e. composite fence material). This is on a case-by-case basis.
5. Wooden Breezeway fences are allowed to be as short as 4 feet or as high as 6 feet and may be stained dark brown or approved cedar stain in Appendix C.
6. Structural framing or the "unfinished" side of a fence or gate may not be exposed to any public street or sidewalk.
7. Fences must be maintained and kept in good condition. No leaning fences may be propped up with boards.
8. Wood fences and gate entries may not be altered in any way to incorporate lattice or any other artistic designs, cutouts, wagon wheels, etc.
9. Painting or varnishing wood fences is prohibited except for approved stain in Appendix C. However, Non-pigmented wood sealant is permitted.

C. Metal/Wrought Iron/Aluminum Fencing

1. Lots backing onto a lake or other recreational amenity are restricted to the use of metal fencing along the rear property line to be of a consistent material and must match the original fence installed by the builder unless approved by the ACM Committee.
2. Metal fencing is allowed in breezeways and cannot be more than 6 feet in height with a minimum height of 4 feet and must be painted black or dark brown.
3. Screening of metal fence with plant material is acceptable if desired.
4. No chain link fencing is permitted within Glen Laurel.

D. Gates

1. Metal Fence Gates

Metal Fence Gates in the breezeway of the home are permitted. These must be painted black or dark brown.

2. Wood Driveway Gates

Wooden driveway gates are not permitted.

3. Metal Driveway Gates

- A. Metal Gates are permitted provided the gate is a black iron or black aluminum gate.
- B. Metal driveway gates may only be 6.5 feet in height and may include an arch that rises to no more than 7.5 feet in the center.
- C. Gates must not be installed beyond the most forward portion of the dwelling.
- D. All gate equipment must be located inside the gate and cannot swing into the street.
- E. No initials, symbols, etc. are permitted to be incorporated into the gate.

4. Flags

- A. The flag shall be no larger than 3 feet by 5 feet.
- B. The flag must be maintained in good condition at all times with no holes or tears.
- C. Flags with more than 25% of surface area fading from original color need to be removed or replaced.
- D. Brackets on the exterior of residences are permitted to hold decorative or traditional flags.
- E. Flags mounted on poles of six feet or less do not require Architectural Control Modifications Committee approval.
- F. Illumination of flags is permitted if the lighting is ground mounted up-lighting and a maximum wattage of 100 watts.
- G. Lighting used to illuminate a flag must not indiscriminately illuminate an adjacent lot.

5. Flag Poles

- A. Only one flagpole is permitted on a lot.
- B. A freestanding flag pole shall not exceed 20 feet.
- C. A flag pole attached to a dwelling or a free standing flag pole shall be constructed of permanent, long lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.
- D. The flag pole shall comply with applicable zoning ordinances, easements and setbacks of record.

6. House Numbers

- A. House numbers are required and may only be placed on the front of the residence and/or on the curb.
- B. House numbers must not exceed 4 inches in height and may not be placed on the front door of the residence.
- C. Numbers may be made of wood, plastic, metal, ceramic or carved into stone and must conform to the overall character of the neighborhood.
- D. No peel-and-stick type numbers are permitted.
- E. House numbers must be visible from the street (lighting is recommended but not required) and cannot be obstructed by shrubs, trees, etc.
- F. Painting of address numbers on street curbs is permitted. Curb numbers must be black, 4 inches in height, on a white background which is no more than 6 inches in height by 18 inches in width with no special motif, and must be maintained.

7. Lighting

- A. Any light that produces either white or warm white light is acceptable.

- B. Mercury vapor or sodium halide lights are prohibited.
- C. Colored bulbs or lens covers are not permitted except during the holiday season.
- D. House mounted lighting must be black, dark brown, dark bronze or painted to match the primary color of the residence.
- E. Freestanding "yard" lights or lamps are not permitted.
- F. Standard commercial grade landscaping lights are permitted in front landscaping beds only, with white or frosted low voltage bulbs, and wiring and transformers concealed from view.
- G. Only low voltage landscaping lights using white or frosted bulbs are permitted in front landscaping beds.
- H. Any "security" or "flood" lighting must be a wattage or lumen count which does not indiscriminately illuminate neighboring property. These fixtures must be mounted onto a home so that they are screened from public view.
- I. Lighting must not adversely affect neighboring properties.

8. Mechanical Equipment Screening

All air conditioning units, pool equipment and any other mechanical equipment must be screened from public view. Screening may consist of plantings or architectural elements approved by the Architectural Control Modifications Committee.

9. Satellite Dishes and Antennas

- A. Satellite Dishes and Antennas do not need Architectural Modifications Committee approval if placed in the following locations
 - 1. On the back of the house or garage below the roof peak, so as to not be readily visible from the street.
 - 2. In the back yard of the house so as to not be readily visible from the street.
- B. If the installer can achieve an acceptable quality signal at each of the locations described in paragraph 9.A above, then the first location should be used.
- C. Under no circumstances can an antenna or dish be installed that exceeds 39.4 inches in diameter
- E. Under no circumstances should the front of the house be used for Satellite Dish or Antenna location unless it is the only place quality signal can be achieved. A signal test should be submitted to the Architectural Modifications Committee for review and approval before installation.

10. Walkways

- A. Homeowners are responsible for maintaining, at their expense, all walkways leading from the residence to the driveway, to the backyard or to the sidewalks.
- B. Mortared Slate and Mortared Flagstone can be used as a walkway surface permitted it is an earth tone.
- C. Concrete staining of front walkways is not permitted.
- D. Walkways visible from the street need to be in good repair at all times;

11. Trampolines

- A. Trampolines must be placed in the rear of the property and at least 5 feet away from any property line.

Section III – Landscaping

1. Groundcover and Borders

- A. Borders can only be installed around planting beds and tree wells.
- B. Acceptable border materials include, brick, landscape timbers, concrete borders, Bender board or stone.
- C. When using bricks with holes, the holes must not be visible from the street.
- D. Astroturf, asphalt, gravel or crushed stone are not allowed as a replacement for grass.
- E. Rock or gravel can be used for drainage swale with ACM approval
- F. Total coverage of buildings, walks and other structures than not exceed 60% of the total lot area, pools, spas and decks are not considered structures for the purpose of calculating lot coverage.

2. Composting Devices

- A. The Architectural Control Modifications Committee shall regulate the size, type, shielding and materials for the location of a composting device
- B. Composting Devices are only permitted within an Owners fenced backyard.

3. Decorations

- A. Decorative Embellishments (limit 3) located in public view must have the approval of the Architectural Modifications Committee and must be maintained at all times
- B. Statues must be a natural color and not painted unless approved by the Modifications Committee.
- C. One birdbath may be located in the front yard landscaping beds and must be incorporated into the landscape design in an attractive manner.
- D. Birdhouses and feeders may only be placed in the backyard in a location that is screened from public view to the maximum extent possible. Birdhouses cannot exceed 7 feet in height.
- E. Purple martin houses will be approved on a case-by-case basis.
- F. Seasonal decorations must be removed within 4 weeks after the holiday and can not exceed 6 weeks in duration

4. Grading and Drainage

- A. No owner or occupant of a Unit may obstruct or rechannel the drainage flows after location and installation of drainage swales, storm sewers or storm drains.
- B. Glen Laurel will not assume any responsibility whatsoever for any damage brought about by the grading, drainage or other improvements or modifications made by the builder or the Homeowner or anyone under the direction of the Homeowner.

5. Irrigation Systems

- A. Installation of an irrigation system does not require approval by the Modifications Committee; however the City of Sugar Land requires a permit.
- B. The system must be designed to insure that indiscriminate watering does not occur on streets, sidewalks, or neighboring yards.
- C. Screening of any above ground valves or controllers is required.
- D. Irrigation systems must have a backflow preventer.

6. Mulched Beds

- A. All Tree wells and flower beds must be mulched with at least 2-3 inches.
- B. Mulch must be the same color in the beds as well as around the base of the trees.

7. **Plants and plant containers**

- A. No more than a total of 10 plant containers may be placed on the front porch, against the house, garage or in the front yard. The containers must be a size and design to complement the architecture of the home.
- B. Original nursery plant containers are not acceptable.
- C. Artificial plants are not acceptable within the front landscaping.

8. **Rain Barrels and Rainwater Harvesting Systems**

- A. Rain Barrels or systems may be no higher than 48 inches and located in the rear of the home
- B. Permissible colors are black, brown or green.
- C. The rain barrel should not display any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
- D. The rain barrel or system must be shielded with adequate landscaping from public and adjacent property view.

9. **Trees**

Residents are urged to keep their yard and trees when at all possible to maintain the aesthetics of Glen Laurel.

A. **Yard Trees**

A tree may be removed if it is diseased, dead, causing damage to the sidewalk or the resident's foundation. Replacement or additional yard tree must be either container grown or machine transplanted with a minimum of 30 gallons and a minimum diameter of three (3) inches. **Removal of any trees must be approved by the Architectural Control Modifications Committee.**

- 1. Specific requirements for trees are outlined in each section of the Supplemental Declarations. Please check your section for specific requirements
- 2. Bamboo are only permitted in the backyard; however, any damage that occurs to common areas or fences as a result of the growth of either species may require the owner to pay for the repair.

Suggested approved trees are:

- 1. Small to Medium Sized Trees: Little Gem Magnolia, Yaupon, American Holly (various species).
- 2. Larger Tree: Tru-Green Laurel (roots are not invasive.), Oak Tree, Red Oak
- 3. Palm trees should not be a replacement for oak trees in the front yard, please see the Supplemental Declarations for your section to determine tree requirements for your lot.

10. **Yard Furniture in Front or Side Yard**

- A. All furniture placed in the front or side yard must have approval from the Modifications Committee prior to installation unless house has a front porch.
- B. Acceptable furniture for front porches includes wrought iron, cement or wood benches, small chairs, and small tables.
- C. Acceptable furniture colors include solid black, gray, brown, white, and dark green.
- D. Yard furniture must be maintained at all times.
- E. Unacceptable furniture includes, but is not limited to, plastic or webbed furniture such as folding lawn chairs. Swings and gliders are not permitted. Picnic tables and their benches are not permitted in the front or side yard.

Section IV – Structural

1. Setback and General Requirements

- A. No permanent structure is permitted within the easements.
- B. Structures must comply with all setback and easement restrictions of the lot and be at least 5 feet from any property line.
- C. Additional drainage may be required.

2. Arbors, Gazebos, Pergolas, Patios and Decks

A. Arbors, Gazebos and Pergolas

1. The maximum height of arbors, gazebos, and pergolas may not exceed 12 feet measured from the ground up.
2. Must be made of natural wood or match the home color.
3. Must not encroach into any utility easement or building lines.
4. Must be located so that drainage is contained on the owner's lot.
5. Canvas used as a cover or roofing material must be a solid neutral or earth tone color, must be maintained in a like new condition and replaced as wear and/or fading becomes visible.

B. Patios and Patio Covers

1. All patio covers must be of wood construction with the exception of professionally installed anodized or baked enameled finish aluminum.
2. The maximum height of a patio extension or deck from the slab level is 18 inches.
3. Attached patio covers must be integrated into the existing roofline flush with the eaves, when possible.
4. Shingles must match the color and material of those used on the residence.
5. Metal and fiberglass materials are strictly prohibited.
6. Supports must be painted wood, treated wood, HardiePlank, stone, brick, or painted metal columns. Pipe material used as a structural support must be concealed from view.
7. Frames must be painted to match the trim of the house when untreated wood is used.
8. If proposed patio location is less than 5 feet from a side lot line and has an enclosed roof design, the Architectural Control Modifications Committee may require gutters and downspouts to be installed in order to control drainage on owner's lot.
9. Must be located so that drainage is contained on the owner's lot.

C. Retractable Shade Covers

1. Retractable shade covers are permitted.
2. Canvas must be solid neutral or earth tone in color and maintained in like new condition.

D. Acceptable patio or shade structure materials

1. Anodized or baked enamel finish aluminum.
2. Painted wood (to match trim on the home).
3. Natural pressure treated wood such as cedar, fir, redwood or pine.

E. Unacceptable patio or shade structure materials

Corrugated metal or fiberglass, plastic webbing, wood shingles or unfinished metal are not

acceptable materials and are not permitted.

F. Sun Shade Sails

1. May only be located in the back of the home.
2. Maximum height of poles may not exceed 12 feet.
3. Supports must be at least 4 inch metal or 6 inch by 6 inch treated wood posts.
4. Sails must be made of polyethylene or a similar UV resistant, heavy duty, weave material.
5. Sails must be tan (sand), gray, dark blue or dark green.

3. Decks

- A. The maximum height of the decking from the slab level is 18 inches.
- B. Multi-level decks are permitted but the highest level may not exceed 18 inches from the slab level. Benches and railings may exceed this height.
- C. Upper level decks may not exceed beyond the building lines nor exceed the height of the second floor level.
- D. Metal and fiberglass materials are strictly prohibited.

4. Building Extensions or Additions

A. General

The following conditions apply to all building additions

1. Maximum building height is 35 feet.
2. Addition to the home must not exceed 25 percent of the contiguous original main area (as defined by the Fort Bend Central Appraisal District) and may not cover more than 1/3 of the original backyard.
3. All elevation treatments such as entrance, windows, rooflines, etc., must follow the common architectural design of the existing residence.
4. All extensions added to homes and garages facing a public view corridor (lakes, parks, etc.) may be required to have 100 percent brick or other masonry material on all exterior walls as necessary to be consistent or complimentary with the common architectural design of the existing home.
5. All windows overlooking a neighbor's yard must be frosted glass.
6. Windows looking directly onto a side neighbor's house may be required to be frosted, offset or moved.
7. Extensions which overhang or cantilever from the second floor of a residence (decks, balconies, canopies, etc.) must not extend a distance greater than 3 feet from the front elevation or 10 feet from the rear elevation, and must be located within the building setback requirements (see your lot survey.)
8. Balconies must be constructed of materials that are painted to match the approved colors for siding and trim. Ornamental iron may be used on balconies, if appropriate with the architectural style of the home.
9. Deviation from approved construction (without written permission) constitutes a deed violation.
10. The Architectural Modifications Committee requires a minimal amount of information to be submitted with the application in order to determine whether to approve a planned extension or addition.
 - A. Plot plan (survey) – Indicate the location of all existing structures and details of the proposed addition. Identify all property lines, building lines and utility easements.

- B. Construction plans –Must include floor and elevation plans. All plans must be fully dimensioned and must include roof pitch and materials. A palette of pre- approved colors and roof shingles is available online and at the Glen Laurel management office.
- C. Drainage plan, if extension or addition would impact the current drainage plan.

B. One and Two Story Additions

- 1. One and Two Story additions are limited to a depth of no more than half the distance of the shortest depth of the current home (Example – Current shortest home depth is 50 ft, maximum depth of addition is 25 ft).

C. Free Standing Garage Additions

- 1. Only half story additions may be built over freestanding garages. Examples of acceptable story-and-a-half Free Standing Garages can be found in Appendix B.
- 2. Staircases providing access to the second story should be from within the garage. Exterior staircases will be considered if placed either on the side of the garage facing the owners main backyard or the back of the garage.

5. Doors

A. Front Door

- 1. Front entries should incorporate solid core doors, fiberglass or steel (that mimics the look of wood) not less than 6 feet 6 inches and no more than 8 feet in height.
- 2. The installation of burglar bars on the exterior door which is visible from a public area is prohibited. An iron gate or iron fence that encloses the front porch area can be approved on a case by case basis provided it is keeping the harmony of the community.
- 3. Ornamental iron for design purposes only is permitted on front doors and side light windows of front entry door.
- 4. Stain is preferred for front door although they may be painted in an approved color from Appendix B

B. Storm Doors

- 1. The mounting of storm doors should not detract from overall appearance of the home. All modification requests must include a brochure and/or photo and trim color of the door.
- 2. Must be full view glass door.
- 3. Door trim must match existing trim color of home
- 4. Unfinished aluminum or wooden screen doors are not permitted.

C. Garage Doors

- 1. Replacing garage doors requires Architectural Control Modifications Committee approval when not similar to original style.
- 2. Garage doors facing the street must be constructed with decorative panels and must be painted only one color to match the exterior side of the residence.
- 3. Doors should be metal in construction.
- 4. The only acceptable window treatment on garage door windows is a non-reflective tint.

6. Driveway Extensions

- A. A minimum of 2 feet of green space must be maintained between driveway and property line.
- B. The extension must be constructed in such a manner as to direct all drainage off the driveway toward the street and not onto adjacent property.
- C. No more than a 3 foot extension is allowed.
- D. Asphalt and crushed concrete are prohibited.

- E. All driveway extensions regardless of material or size will be considered on a case-by case basis.

7. Driveway Replacements

- A. Driveways must be paved with a hard surface such as concrete, concrete pavers, patterned concrete and stamped concrete.
- B. Driveways must have dowel expansion joints.
- C. Asphalt or crushed gravel is prohibited.

8. Garages

- A. Carports are not permitted.
- B. Porte-cochères are allowed on homes with detached garages provided they observe all setbacks and are keeping with the general architecture of the home.
- C. Must be a minimum of 20 feet by 20 feet.
- D. May not be used for leased habitation purposes.

9. Generators - Permanent

- A. Must have a Noise Rating/Noise Level/dBA rating below 80 decibels.
- B. Must not block drainage and must be hidden from view.

10. Gutters and Downspouts

- A. Gutters and downspouts must be painted or have a factory applied color to match approved siding or trim color of the home.
- B. Any addition of gutters in the front of the home requires approval by the Architectural Control Modifications Committee and must be keeping with a style consistent with the neighboring homes within Glen Laurel
- C. Damaged or deteriorated gutters or downspouts must be repaired or replaced.
- D. Gutters not originally installed by the builder are not required unless damage is resulting to fascia, siding or landscaping.

11. Painting of House Exterior

- A. A paint palette with approved colors is contained in Appendix C and available at the Glen Laurel management office. Colors must complement each other.
- B. Repainting using the existing colors from the approved paint palette does not require approval by the Architectural Control Modifications Committee.
- C. The home's base color may be used as the only color for the home, but it is preferred that the shutters and trim are painted a contrasting color darker than the base color from the approved paint palette.
- D. The exterior paint should have a flat or satin or semi-gloss finish. Gloss paint is only to be used on doors and shutters.
- E. It is suggested that a mildew inhibitor be added to the paint to inhibit mold and mildew.
- F. Painting of brick on a home is strictly prohibited.

12. Play Structures and Swing Sets

- A. Play structures and swing sets must be located in the rear yard within setbacks established for the lot, at least 5 feet from side or rear property line and be screened from public view to the

maximum extent.

- B. Play structures and swing sets located on lots which back up to or adjoin main arterial roadways, common areas or neighborhood entries may be required to be further screened from view.
- C. Residents may be asked to screen the structure to the maximum extent possible when the Architectural Control Modifications Committee deems the structure obtrusive to a neighboring lot.
- D. Play structures must be constructed of materials resistant to rust or decay and be either painted to match the color scheme of the home or allowed to attain a natural weathered finish that is harmonious with surrounding fences.
- E. Canvas covers must be solid blue, green, tan or brown and must complement the surrounding improvements with no initials, logos, wood, or stripes.
- F. Canvas covers must be securely attached to the structure.
- G. Play structures must be no higher than 12 feet.
- H. All play structures and swing sets must be properly maintained so as not to detract from neighborhood, including the repair or replacement of any worn, broken, missing, torn or discolored materials as well as painting of any rusted or discolored parts.
- I. Alternate materials that mimic the look and color of weathered cedar can be used and must be approved by the Architectural Modifications Committee.

13. Roofs

A. Roof Pitch, Form and Materials

- 1. Roofs may take on a variety of forms, however, gabled or hipped roofs are preferred.
- 2. The minimum acceptable roof pitch is 6 on 12 and the maximum is 12 on 12.
- 3. Mansard, gambrel and other types of non-standard roof forms are not permitted.
- 4. All asphalt shingles must be a minimum classified weight of 230 pounds and must be in the brown, gray or black hues in color. A color palate is contained in Appendix C and available at the Glen Laurel Management Office.
- 5. Shingles must be of the same type as the original construction of the residence.

- 6. Wood shingles of any kind are not permitted. Painting of roof materials is also prohibited.
- 7. Photo of home and a sample of the material must accompany home improvement application.
- 8. Subject to Architectural Control Modifications Committee approval an owner may install shingles on the roof that are:
 - A. Designed to:
 - 1. Be wind and hail resistant
 - 2. Provide heating and coloring efficiencies greater than those provided by customary composite shingles, or
 - 3. Provide solar generation capabilities and
 - B. When installed:
 - 1. Resemble the shingles used or otherwise authorized for use on property in the subdivision,
 - 2. Are more durable than and are of equal or superior quality to the shingles described in paragraph 11.A.4 above.
 - 3. Match the aesthetics of the property surrounding the owner's property.

B. Exposed Roof Metal

1. All roof stacks and flashing must match or be painted to match the roof color.
2. All stacks, attic ventilators, plumbing vents and other penetrations must be placed on the rear slope of the roof where possible, and must be mounted perpendicular to the ground plane.
3. The use of copper or pre-finished metal roof on select accent areas requires Architectural Control Modifications Committee approval.

C. Skylights

1. The location and design of all skylights must have approval from Architectural Control Modifications Committee
2. Skylights on the front slope of any roof are not permitted without special approval from the Architectural Control Modifications Committee.

D. Solar Devices

1. A solar device if located in a fenced yard or patio shall not be taller than the fence line
2. A solar device shall not be installed on a lot in a manner that voids material warranties
3. A solar energy device mounted on the roof of the home
 - A. shall not extend higher than or beyond the roofline
 - B. shall conform to the slope of the roof and have a top edge that is parallel to the roofline
 - C. shall have frames, support brackets, or visible piping or wiring that matches the roof color of the home or is a silver, bronze, or black tone commonly available in the marketplace
 - D. shall only be located on the rear and side elevation of a property excluding those side elevations on corner lots or rear elevations unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent (10%) above the energy production of the device.

14. Screen Enclosures and Doors

- A. All screen enclosures must be located within the setback requirements of a lot (as noted on your plat or lot survey) and must be single story in height and not viewable from the street.
- B. Screen enclosures must be constructed of anodized or black enamel painted aluminum.
- C. All colors are subject to approval of the Architectural Control Modifications Committee and must be consistent with the exterior color scheme of the home.
- D. Bright finished metal exterior doors, windows, window screens, louvers, exterior trim or structural members are not permitted.

15. Siding

Vinyl siding or HardiePlank are allowed.

16. Storage Buildings

- A. Storage buildings must be complimentary to the architectural elements, materials and color of the home (including roofing).
- B. All auxiliary structures must be located in the rear yard within the setbacks established for each for each lot and may not exceed 8 feet 6 inches in height, including foundation.
- C. Metal storage buildings are not preferred but are permitted if no more than 6 feet 6 inches in height.
- D. Storage buildings must be screened from public view to the maximum extent possible by

- permanent structures such as home, garage or wooden fences.
- E. Placement of storage buildings in utility easements is done at the owner's risk.
 - F. Storage building may not be placed within 5 feet of any fence.

17. Swimming Pools, Spas and Hot Tubs

- A. Swimming pools, spas, hot tubs and pool decking may not be located any closer to side or rear property lines than as prescribed in the setbacks requirements or public utility easements for a home.
- B. Above ground pools are not permitted.
- C. Pool pumps and equipment must be contained within a fenced backyard and must not be visible from any street or public view.
- D. Pool screened enclosures are permitted on a case-by-case basis.
- E. All drainage must follow county, city, and local drainage guidelines and if built up to the easement must include additional drainage.
- F. Pool water or backwash must drain directly into sewers.
- G. The perimeter fence around the rear and side yard of a home should be sufficient screening for a pool and be in compliance with any applicable health or safety codes regarding pools. Only those pools completely enclosed within a fenced area will be approved.
- H. During construction of any pool-related improvements, the site must be kept secure from public access and maintained in a clean, workman-like condition.
- I. A self-latching gate with a spring must be installed on all gates as required by Texas Law.
- J. Deposits may be required by Glen Laurel for the removal of adjacent common area fences.
- K. Waterfalls may not exceed above the fence line and must be screened from public view.

18. Temporary Structures

- A. Temporary structures (i.e. PODS) will be allowed under certain circumstances such as remodeling or moving and must only be for the duration of a specific project not to exceed 30 days. All temporary structures require approval from ACM.
- B. The structures cannot be suitable for living.

19. Windows

A. Window replacement or addition of Storm Windows

- 1. All aluminum windows, screens, sliding doors and frames for fixed glass must have a factory applied baked enamel or anodized bronze or white finish.
- 2. Vinyl clad, aluminum clad and wood windows will be permitted subject to color approval.
- 3. Bright mill finish material is prohibited.
- 4. The use of foil or reflective minor finished on windows is prohibited.
- 5. Storm windows require Architectural Control Modifications Committee approval and must complement existing window treatment.

B. Window awnings, shades and coverings

- 1. Canvas awnings are not permitted on the front of a home to reduce solar exposure. They can be used in the rear of a home only and must be a solid neutral or earth tone color, and must be well maintained at all times.
- 2. Interior window treatments, visible from public streets, must be white, off white or neutral (brown) in color.
- 3. Foil and/or reflective finishes are prohibited.

4. Natural wood blinds are permitted.
5. Paper, bed sheeting, foil, tape or other temporary materials are not permitted except during the time of imminent weather damage and must be removed within 5 days, including tape and tape residue.

C. Glazing/Glass Tinting

6. Factory installed tinted glass is permitted on a home to reduce solar exposure.
7. Acceptable film or glazing colors are gray, charcoal or light silver clear film.
8. All windows on any particular side of the home must be tinted in the same manner.

D. Window Ornamentation

1. The installation of burglar bars on the exterior of any window which is visible from a public view is prohibited.
2. Window ornamentation must be installed on the inside of a home and be screened at all times by shades, shutters, curtains, blinds or other suitable covering material.
3. Exterior shutters must be made of wood or an alternate material that has the look of wood and must be painted in a color that is complimentary to the home and approved in the material list Appendix C.

E. Solar Screening

1. All solar screens must be made of heavy gauge vinyl mesh in brown, gray or black.
2. Screens may not detract from the overall appearance of the home.
3. Screens must be applied to all windows on any particular side of the home.

Article IV – Definitions

Section I – Background

In order to ensure consistent language used within modification request, the definitions defined herein will be used by the Architectural Modifications Committee. Where available definitions were used from the **Dictionary of ARCHITECTURE and CONSTRUCTION** by Cyril M. Harris (Fourth Edition, Copyright 2006, ISBN 0-07-145237-0) and are identified below with the page number from this reference. Where existing definitions were not available, the Architectural Modifications Committee created definitions for these items.

Section II – Definition Table

Item	Description
AC	Architectural Committee
A/C	Air Conditioner
Arbor	A light, open structure having a lattice framework, usually supporting intertwined vines or flowers; a shaded, leafy recess, often formed by tree branches
Arboretum	An informally arranged garden, usually on a large scale, where trees are grown for display, education, or scientific purpose.
Attached Garage	1. A garage which has at least one wall (or part of one wall) in common with a building
Attic	1. A garret. 2. In classic building, a story built above the wall cornice. 3. The space between the ceiling framing of the topmost story and the underside of the roof framing.
Backyard	A back yard is a yard at the back of a house, common in suburban developments in the Western world.
Building Lines	A line established by law or agreement usually parallel to a property line, beyond which a structure may not extend.
Building Restriction Line	A line, defined by local ordinances, beyond which a structures may not be erected; usually parallel to the street line.
CC	Compliance Coordinator
CC&Rs	The Declaration of Covenant, Conditions and Restrictions for Glen Laurel Community Association, as amended
Change	A modification of or addition to an existing improvement or a new improvement
Commencement	To begin or start
Conditional Variance	Subject to, implying, or dependent upon a condition.
Cover/ Roof	The top covering of a building, including all materials and construction necessary to support it on the walls of the building; provides protection from rain, snow, extreme temperature, and wind.
Datum	A level surface or point to which other levels are related; a reference in measuring elevation.
Deed Restriction	A recorded covenant relating to the use of property
Detached Garage	1. A garage which is connected to a building, as by a covered porch or breezeway. 2. A garage which is completely surrounded by open space.
Deviation	Divergence or departure from accepted norms or standards.
Dimension	A geometric element in design, such as length, angle or the magnitude of a quantity; e.g. height and length of sides of a garden shed.
Dormer Window	A structure projecting above a sloping roof, usually housing a vertical window

Item	Description
Driveway Extension	Any addition to the existing driveway width.
Downspout/downpipe	A vertical pipe, often of sheet metal, used to conduct water from a roof drain or gutter to the ground.
Driveway	A private way or road, which is primarily for use by automobiles.
e.g.	An abbreviation of the Latin: "for example"
Easement	An interest in land owned by another that entitles its holder to a specific limited use or enjoyment.
Eaves	The part of a roof that projects beyond the exterior wall; usually the lower edge of a sloped roof.
Elevation	4. A drawing showing the vertical elements of a building, either exterior or interior, as direct projection to a vertical plane. 5. The vertical distance above or below some established reference level.
Fascia (Eaves fascia)	A board that is nailed vertically at the ends of the roof rafters; sometimes supports a gutter; also called fascia board.
Floor Plan	A drawing; a horizontal section taken above a floor to show, diagrammatically, the enclosing walls of a building, its doors and windows, and the arrangement of its interior spaces.
Fence	A barrier that defines a property line encloses or borders on a field, yard or the like.
Gambrel	A roof which has two pitches on each side
Garage	Building or part thereof where motor vehicles are kept
Garrett	1. Space within a roof structure; sometimes called an attic. 2. A room, usually with sloping ceilings, just beneath the roof of a house.
Gateway/ Gate Entry	1. A passage through a fence or wall. 2. A frame, arch, etc in which a gate is hung. 3. A structure at an entrance or gate designed for ornament or defense.
Gazebo	A small ornamental structure usually built in a garden
Guest/ servant quarters	A separate residence for guests/servant. A one story building.
Gutter	A shallow channel of metal set immediately below and along the eaves of a building to catch and carry or rainwater from the roof.
Half Story	A story within a sloping roof; usually having dormer windows and occupying about half the area of the floor or floor below. Also see garret and attic
Hardscape	The part of a landscape made with hard material, such as patios, retaining walls, flagstone paths, etc.
Hardship	Something that causes or entails suffering or privation.
Horseshoe Arch	Also, Arabic arch, Moorish arch. A rounded arch whose curve is a little more than a semicircle so that the opening at bottom is narrower than its greatest span.
Lanai	A living room or lounge area which is entirely, or in part, opens to the outdoors.
Lattice	A. network, often diagonal, of strips, rods, bars, laths, or straps of metal or wood, used as a screening or for airy, ornamental constructions.
Livable Space	A dwelling providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.
Mansard	A roof having a double slope on all four sides, the lower slope being much steeper. Same as gambrel roof.
Modifications Committee	Architectural Modifications Committee
NTRCA	New Territory Residential Community Association
Outdoor Kitchen	A kitchen area in an outdoor living space, usually designed for a more informal and recreational type of dining and entertaining.

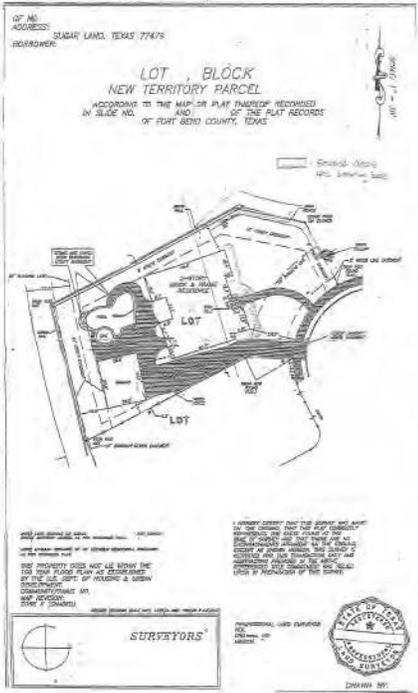
Item	Description
Pavement	The durable surfacing of a road, sidewalk, or other outdoor area.
Palmetto Grass	Palmetto is a native St. Augustine grass cultivar selected for better color and finer texture than ordinary St. Augustine grass. Palmetto St. Augustine grass demonstrates superior shade, cold, frost, heat, and drought tolerance.
Patio	An outdoor area or courtyard, open to the sky but enclosed, or partially enclosed by walls of a building
Pavement Cracking	Fine opening on concrete surfaces in the form of a pattern; results from a decrease in volume of material near th surface and/or an increase in volume of the material below the surface.
Pavilion	A detached or semidetached structure used for entertainment
Pergola	A garden structure with an open wooden-framed roof often latticed, supported by regular spaced posts or column
Pitch	The slope of the roof, usually expressed as a ration of vertical rise to horizontal run
Playhouse	A small building serving children as a make-believe home
Plot Plan	A parcel of land which is described by reference to a recorded plat or by survey.
Porte Coch'ere	A carriage porch. A covered automobile entryway leading to a courtyard or Backyard
Portico	A covered entrance whose roof is supported by a series of columns or piers, commonly placed at the entrance to a building.
Roof Pitch	The slope of a roof, usually expressed as the angle of pitch in degrees or as a ratio of vertical rise to the horizontal run.
Roof stack, main vent	A vertical vent pipe installed primarily for the purpose of providing circulation of air to or from any part of the building-drainage system
Roof Turbine (wind turbine)	A non-electric alternative to ventilation, these vents use the natural force of wind and air pressure to spin and vent out stale attic air. They do it with a series of specially shaped vanes that catch the wind and provide rotary motion. This pulls hot, humid air from the attic.
Roof Vent Pipe	A pipe connecting a space on the interior of a building with outside air.
Screen Enclosures	Provide great visibility while protecting the enclosed environment from flying insects. Screen enclosures are breezy and a variety of screen densities can also provide relief from the harsh sun when necessary.
Shed	A rough structure for shelter, storage, or a workshop.
Shrub	A woody plant with stems branching from or near the ground and, in general, smaller than a tree; a bush
Shutter (exterior)	A solid and stable window covering usually consisting of a frame of vertical stiles and horizontal ails. It can be functional to cover a window or decorative attached permanently to the exterior of a house beside a window.
Sidewalk	A paved foot walk at the side of a street or roadway
Solar Panels	A solar panel (also solar module, photovoltaic module or photovoltaic panel) is a packaged, connected assembly of photovoltaic cells. The solar panel can be used as a component of a larger photovoltaic system to generate and supply electricity in commercial and residential applications.
Solar Screen	A nonstructural openwork or panel arranged so as to act as a sun-shading device
Solarium	A sunny room with more glass than usual epically one used for therapy
Street Tree	A tree growing in the limited yard area located between the street and the sidewalk running parallel to the street.
Subcontractor	A person or organization that has a direct contract with the prime contractor to perform a portion of the work at the site.

Item	Description
Supplemental	Each neighborhood other than Cias Ridge, Curran Place and Tessa Lakes has their own set of restrictions that pertain to just that neighborhood. These are in addition to any other restrictions found in the Governing Documents. If there is a conflict between these and any resolution or policies, the supplemental shall govern.
Survey	1. A boundary and/or topographic mapping of a site 2. A compilation of the measurements of an existing building.
Swale	Swale or drainage ditches are provided to make certain water drains away from the home and off your lot to the street.
Temporary Building	A structure without any foundation or footage and intended to be removed when a designated activity, time period or use for which the temporary structure was erected has ceased. Examples include storage Pods, Port-A-Pot, construction shed.
Topiary	The clipping or trimming of plants, trees, and shrubs, usually evergreens, into ornamental shapes.
Topographic Survey	The configuration of a surface including its relief and the locations of its natural and man-made features, usually recorded on a drawing showing surface variations by means of contour lines indicating height above and below a fixed datum.
Topography	The art or practice of graphic delineation in detail usually on maps or charts of natural and man-made features of a place or region especially in a way to show their relative positions and elevations
Variance	An exception to an established rule or guideline.
Veranda	An open porch or balcony, usually covered, that extends along the outside of a house or other buildings
Walkway	1. A passage or lane designed for pedestrian traffic. 2. A garden footpath.
Wall Cornice	The exterior trim of a structure at the meeting of the roof and wall; fascia.
Wane	A rounded edge or bark along an edge or at a corner of a piece of lumber; usually caused by sawing too near the surface of the log.
Wind Turbine	See Roof Turbine
Yard Tree	A tree growing in the front or side yard located on the exterior of the back fence. It does not include the yard area located between the street and the sidewalk running parallel to the street.
* MW - Merriam-Webster Dictionary	
* AH - http://aggie-horticulture.tamu.edu/	

Appendix A

Architectural Control Modification Request Form

Be sure to include:

Survey	Drawing
 <p>LOT, BLOCK NEW TERRITORY PARCEL</p> <p>SUGAR LAND, TEXAS 77478</p> <p>LOT 1, BLOCK 1</p> <p>Surveyors' seal and title block.</p>	 <p>Legend:</p> <ul style="list-style-type: none"> Pink circle - Pinkleaf Rose Red circle - Sorf Bleus Purple circle - Lavender Green circle - Low Bushed Lavatera Yellow circle - Yellow Hawthorn Blue circle - Existing Yucca Green diamond - Group Myrtle Green hexagon - Existing Linoleum <p>Brick Column</p> <p>Scale bar: 1" = 10'</p>

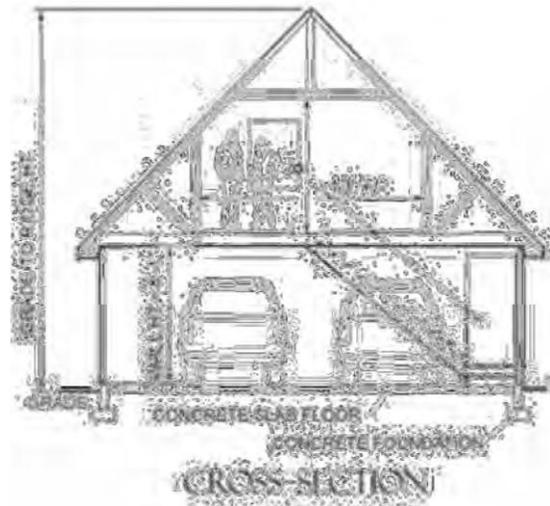
Appendix B

Sample Free Standing Garage Additions

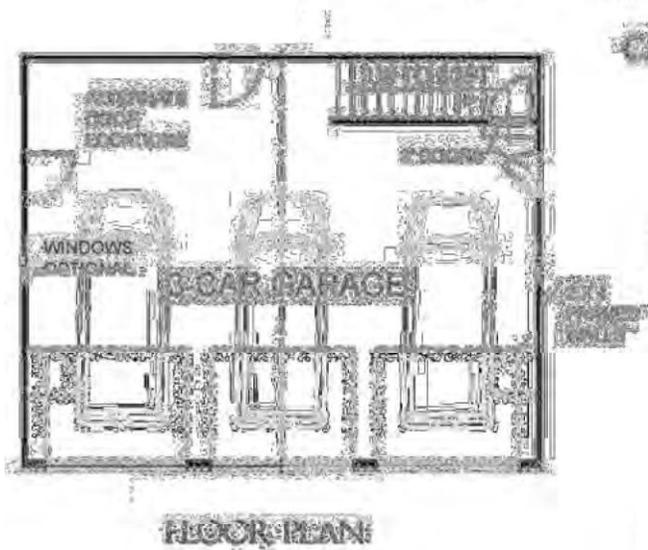
Example 1



3 - ROOF VERSION O
POPULAR 24' WIDE, 2-CAR GARAGE



3-CAR GARAGE
WITH ATTIC-TRUS
LOFT AND BRICK
VENEER



--

Appendix C

Paint Palette

The following Monarch Paint exterior colors have been approved for Glen Laurel:

Almond	Driftwood	Sand Drift	Tavern Taupe
Aspen White	Estate Greige	Sand Storm	Timbermill
Bark Mulch	Mojave	Snowmist	Walnut Wash
Beach House	Moose Print	Squirrel	Western Reserve
Beachwood	Mushroom Basket	Sterling	Wildcat
Chamois	Pavestone	Stone Lion	Whole Grain
Coach House	Pinedale	Stucco Greige	Windsor Greige
Colony White	Rushing River	Tankard	

The following Monarch Paint colors have been approved for shutter use only in Glen Laurel:

Alligator	Dense Forest	Redwood
Aubergine	Domino	Victorian
Black	Green Hedge	Weatherwood

The following Pittsburgh Paints have been approved for use in Glen Laurel:

Adobe White	Fudge	Rain Barrel
Almond Paste	Gibraltar Grey	Saddle Soap
Angel Food	Grapevine	Sharkskin
Autumn Gray	Gray Stone	Silver Dollar
	Hat Box Brown	
Chipmunk	Licorice	Silver Sword
Chocolate Truffle	Moth Grey	Smoky Slate
Covered Bridge	Olive Gray	Southern Breeze
Dark Ash	Onion Powder	Spiced Vinegar
Dark Granite	Oyster Shell	Smokey Slate
Delicate White	Pale Smoke	Submarine
Dusty Trail	Phoenix Fossil	Tabu
Eiffel Tower	Prairie Dust	Walnut Grove
French Gray Linen		Witch Hazel

The following Behr Paints have been approved for use in Glen Laurel:

Behr Expedition Khaki
Behr Light Incense
Behr Riviera Beach
Behr Pale Honey
Behr Sand Pearl

The following Monarch Stains have been approved for home use (excluding fences) in Glen Laurel:

Blueridge Grey	Fruitwood	Pickling Stain
Canyon Grey	Golden Oak	Spiced
Cinder	Light Oak	Tahoe Brown
Clear Sealer	Nutmeg	

The following Olympic Stains have been approved for home use (excluding fences) in Glen Laurel:

#913	#713	#712
#723	#711	#709

The following Metal Roof colors have been approved for Glen Laurel:

Ash Gray	Evergreen	Mansard Brown	Sierra
Copper	Indy Green	Patina Green	Slate
Dark Bronze	Colonial Red - Roof Remedy	Seal Brown	

The following Stains have been approved for fences for Glen Laurel:

BEHR Wood Stain Redwood Natural Tone SC-122

The following Stains have been approved for breezeway fences (between the detached garage and the house) for Glen Laurel:

BEHR Wood Stain Redwood Natural Tone SC-122
BEHR Wood Stain Coffee SC-103
BEHR Wood Stain Cordovan Brown SC-104

Appendix D

Roof Shingle Palette

Sablewood



Charcoal



Weatherwood



Antique Slate



Barkwood



Shakewood



