

Reata Estates

Architectural Requirements and Guidelines

Note: The definitions used in this document are listed at the end.

Subjects in This Document

Air Conditioning Compressors

Antennas

Butane and Propane Tanks

Driveways

Fences

Garages

Houses

Land Use

Mail Boxes

Outbuildings

- Pre-Engineered Buildings

- Custom Framed Buildings

- Portable Buildings

- Other Buildings

Retaining Walls

Structures

- General Requirements of All Structures

- Temporary Structures

Swimming Pools

This document lists both **architectural requirements** and **architectural guidelines**.

Requirements are specifications and controls listed in Reata's restrictive covenants. Unless noted otherwise, the Architectural Control Committee (ACC) **does not have the authority** to grant exceptions to the specifications and controls. Each owner must abide by these provisions or obtain a variance from the board of directors.

Guidelines are not specifically listed in Reata's restrictive covenants but have been prepared to inform Reata owners of the ACC's expectations. Unlike the requirements listed in Reata's restrictive covenants, the ACC has the authority to grant an exception or variance to any guideline. However, if the ACC does not grant a variance to the guidelines, the owner may appeal to the board of directors.

Article 7.02 of Reata's restrictive covenants says that "no improvements of any character" can be erected without the written approval of the ACC. This means that that you must have prior written approval of the ACC before you construct or install any structure even if the specifications in this document are listed as guidelines.

Purpose of This Document

1. To provide an easy-to-understand listing of Reata's restrictions. Remember, ignorance of the restrictions is not considered a defense for covenant violations.

2. To help each owner at Reata Estates to understand and abide by the restrictive covenants.
3. To provide guidelines for the approved construction of outbuildings and structures at Reata Estates, Parker County, Texas.
4. To provide a convenient summary of architectural requirements listed in the restrictive covenants.
5. To promote architectural standards that are harmonious with the environment, topography, and existing structures and houses in Reata.
6. To prevent arbitrary and capricious approvals or disapprovals by the Architectural Control Committee.

* * * * *

Land Use

Note: Unless otherwise noted, all the specifications outlined under Land Use are requirements listed in Reata's restrictive covenants.

A lot cannot be divided, subdivided, partitioned, or otherwise revised in any manner which would allow a second or additional house or dwelling to be built on the lot.

Only single family, detached residential houses can be constructed.

A duplex or any type of apartment house, hotel or business establishment cannot be constructed on any lot.

Buildings cannot be closer than 25 feet to the front property line, or the fronting along a road; nor closer than 10 feet from either the side or rear property lines.

All structures must be built above the floodway unless otherwise approved by the proper governmental entity.

* * * * *

Temporary Structures

Note: Unless otherwise noted, all the specifications outlined under Temporary Structures are requirements listed in Reata's restrictive covenants.

Trailers, tents, shacks, garages and any other structure of a temporary character as a home are not allowed.

Temporary buildings are allowed during actual construction of a house or structure but must be removed at completion of construction. These are intended to store tools and building materials.

No temporary building or structure may be used for residential purposes during construction.

* * * * *

Houses

Note: Unless otherwise noted, all the specifications outlined under Houses are requirements listed in Reata's restrictive covenants.

The ACC must approve any house before it is constructed on the owner's property.

Building material of any kind cannot be placed or stored upon a lot until the owner is ready to commence improvements, and the material cannot be placed in the right-of-way between the pavement and the building line.

Houses cannot exceed two stories in height.

The minimum floor area of houses (exclusive of open porches and garages) cannot be less than 2,500 square feet.

For two story houses, the first floor must be at least 1,600 square feet.

The front of a house must be 100% masonry, and the remainder of the house must be at least 85% masonry unless otherwise approved by the ACC.

Masonry material must be (a) brick, (b) quarried stone, (c) stucco, (d) standard clay or shale or (e) a material of the quality and appearance equal or superior to the approved masonry material listed here.

The ACC may lower the masonry requirement for houses which, in the opinion of the ACC, "demand" the use of other acceptable building materials, which are approved by said committee.

Composition roofs must be approved by the ACC which will consider the weight and color of the shingles.

Roofs must be (a) wood shingle, (b) tile, (c) slate, or (d) selective composition roofs of a minimum of 240 pounds per square and resemble a rough shake appearance.

Roof pitch must be a minimum 8:12 pitch.

All windows visible from any street must be covered with draperies or blinds within 30 days after the house is occupied.

Garages

Note: Unless otherwise noted, all the specifications outlined under Garages are requirements listed in Reata's restrictive covenants.

The ACC must approve any garage before it is installed or constructed on the owner's property.

Each house must have a private, enclosed attached garage for not less than two cars.

Garages must be constructed of permanent materials that blend and be harmonious with the house.

If the garage is on the street side, the front of the garage must be closed with a wall of the same materials as the house.

Garages doors may not face a street, including side streets, unless specifically approved by the ACC.

Structures

Note: Unless otherwise noted, all the specifications outlined under Structures are requirements listed in Reata's restrictive covenants.

Structure means any structure, temporary or permanent, which is not connected to the residence or an outbuilding. This category includes, but is not limited to, pools (swimming or ornamental), driveways, mail boxes, fences, retaining walls, decorative walls, flag poles, antenna masts, dog kennels, equine arenas, clothes lines, and any outdoor sport or hobby structure such as a tennis court or batting cage.

General Requirements of All Structures

The ACC must approve any structure before it is installed or constructed on the owner's property.

The location of the structure must not be obtrusive, visually offensive, or distracting to the owners of any surrounding property. This is a guideline, but Article 7.02 of the restrictive covenants requires the ACC to consider the "harmony of design with the Subdivision" when considering building plans.

The location and installation method of the structure must not pose a hazard to any building or structure, whether on the owner's property or on neighboring property.

If the structure has night lights, they must be installed in a manner that will not be a nuisance to neighboring property.

Flag poles cannot exceed 20 feet in height as measured from the highest ground level even if the flag pole is mounted on a building or other structure. This is a guideline that can be negotiated with the ACC or appealed to the board of directors.

All structures must be built above levels determined to be within the floodway unless otherwise approved by the proper governmental entity.

Structures must not be constructed on any lot until provisions have been made for drainage of surface water to areas which minimize draining across adjacent property. Drainage of rain water must be into the bar ditches or into natural drainage areas wherever possible.

The general appearance of the structure must be harmonious with the architecture of the residence. The architectural design, materials, colors, and general appearance of the structure must fit the topography and harmonize with the natural surroundings of the building site. This is a guideline that can be negotiated with the ACC or appealed to the board of directors.

The purpose of the structure must not violate any restrictive covenant.

Any structure destroyed in whole or part by fire, windstorm, or other casualty must be rebuilt or the building site must be restored to its natural state prior to the erection of the structure within six (6) months. If the owner is not going to rebuild, any debris resulting from the casualty must be removed from the property within two (2) months after the insurance claim has been settled. This is a guideline for which the ACC or board of directors can grant more time for special circumstances.

Driveways

Driveways must be constructed between the street and the garage.

Driveways must be constructed of (a) gravel, (b) concrete, (c) hot mix asphalt materials, or (d) other materials as approved by the ACC. No dirt or road base driveways are permitted.

Fences

Fences must be constructed of (a) wood, (b) masonry, (c) pipe, (d) pipe and sucker-rod, (e) pipe and cable, (f) pipe and wire, (g) metal posts and wire or (h) durable vinyl.

Fences can be decorative walls.

No other fences are permitted (ex: Chain link and metal cloth fences (extremely small mesh)) without the prior written approval of the ACC.

Butane and Propane Tanks

All utility meters, propane tanks, and similar items must be located in areas designated by the ACC and must be screened from view as required by the ACC. Screening can be done with earth berms, landscaping, decorative masonry walls, privacy fencing, or some combination of these.

Air Conditioning Compressors

All air conditioning compressors must be located in areas designated by the ACC and must be screened from view as required by the ACC. Screening can be done with earth berms, landscaping, decorative masonry walls, privacy fencing, or some combination of these.

Retaining Walls

Retaining walls must be constructed of concrete and faced with the same brick or stone that is used for the house. No wooden materials are to be used for retaining walls. Any other materials require prior written approval of the ACC.

Mail Boxes

Mailboxes must be constructed of (a) brick, (b) masonry, (c) or other materials approved by the ACC and must be of standardized construction and appearance to other mailboxes at Reata.

Antennas

Television, radio, or antennas of any type cannot exceed 30 feet in height from the highest ground level. This restriction applies regardless of where the antenna is placed. In other words, if the antenna is mounted on a roof, the limit of 30 feet is measured from the ground, not the roof.

Satellite dish antennas must not be visible from any street.

NOTE: The Section 207 of the Telecommunications Act of 1996 may override certain restrictions on antennas at Reata. Specifically, 47 C.F.R. Section 1.4000, otherwise known as the "OTARD" (Over the Air Reception Devices) Rule, may invalidate certain covenants imposed by property owner associations.

See www.fcc.gov/mb/facts/otard.html for the details of this complex Federal regulation.

Swimming Pools

Above ground pools are expressly prohibited.

All pool service equipment must be located in (a) a side yard between the front and rear boundaries of the house or (b) in the rear adjacent to the house.

All pool service equipment must be in a fenced enclosure and must not be visible from any street or any adjoining property.

Outbuildings

Note: Unless otherwise noted, all the specifications in under Outbuildings are requirements listed in Reata's restrictive covenants.

The ACC must approve any outbuilding before it is installed or constructed on the owner's property. Further, the ACC must approve any changes or modifications to the original plans and specification that are made during construction.

All outbuildings must be built above levels determined to be within the floodway unless otherwise

approved by the proper governmental entity.

The construction, erection, or installation of the outbuilding must not start until approved by the ACC.

An outbuilding cannot be located on any lot closer than 25 feet to the front property line, or the fronting along a road and no closer than 10 feet from either side or rear of the property line.

Outbuildings must not be constructed until provisions have been made for drainage of surface water to areas which minimize draining across adjacent lots. Drainage of rain water must be into the bar ditches or into natural drainage areas wherever possible.

The general appearance of the outbuilding must be harmonious with the architecture of the residence. The architectural design, materials, colors, and general appearance of the outbuilding must fit the topography and harmonize with the natural surroundings of the building site. This is a guideline that can be negotiated with the ACC or appealed to the board of directors.

The height of an outbuilding cannot exceed the height of the residence. This is a guideline that can be negotiated with the ACC or appealed to the board of directors.

The color of outbuilding must be earth tones and compatible with the residence. This is a guideline that can be negotiated with the ACC or appealed to the board of directors.

The roof pitch of outbuildings must be at least 4:12 and not exceed the roof pitch of the residence. This is a guideline that can be negotiated with the ACC.

All outbuildings must be anchored in such a way as not to be easily toppled. This is a guideline that can be negotiated with the ACC or appealed to the board of directors; however, safety of all Reata owners will be strongly considered.

The purpose of the outbuilding must not violate any restrictive covenant. That means no second houses, apartments, business establishments or other such buildings are allowed.

The exterior structure of an outbuilding must be completed (dried-in) within six (6) months to the specifications listed in the plan submitted to the ACC. The interior of the outbuilding may be completed at the owner's leisure. This is a guideline that can be negotiated with the ACC or appealed to the board of directors.

Features such as the following will be considered reasons to disapprove the plans: obtrusive shapes, garish colors, or other features that are not harmonious with the architectural environment at Reata.

Trim that enhances the appearance of the outbuilding is strongly encouraged.

Any outbuilding destroyed in whole or part by fire, windstorm, or other casualty must be rebuilt or the building site must be restored to its natural state prior to the erection of the outbuilding or structure within six (6) months. If the owner is not going to rebuild, any debris resulting from the casualty must be removed from the property within two (2) months after the insurance claim has been settled. The ACC or the board of directors can grant more time for special circumstances.

No building material may be placed on the property prior to 14 days before construction is to start. This is a guideline, but Article 6.09 of Reata's restrictive covenants states that building material cannot be placed on a lot "until the Owner is ready to commence improvements."

Outbuildings are considered to be one of four categories:

1. Pre-engineered buildings (PEB)
2. Custom framed buildings.
3. Portable buildings.
4. Other buildings.

Specific guidelines for each category are outlined in subsequent sections of this document.

Pre-Engineered Buildings

A pre-engineered building (PEB) is a building that is prefabricated in a factory and delivered to the install site as a kit where it is assembled and erected.

All of the specifications listed in this section are guidelines; therefore, the ACC has the authority to grant exceptions and variances to any feature except that the ACC must approve the building before construction starts.

The ACC must approve any PEB before it is installed or constructed on the owner's property.

All PEBs must be installed on a concrete slab foundation or an engineered concrete footing.

A PEB must have a length and width of at least 20 feet by 20 feet.

PEBs must have these trim and finish features:

- Peak sheets or ridge roll
- Rake trim
- Corner trim
- Door head trim
- Gutters, downspouts, and gutter trim
- Jamb trim
- If a ridge vent is installed, it must be a low profile type

The roof must be (a) R-panel metal, (b) U-panel metal, (c) standing seam metal, or (d) composition that must match the roof of the residence as close as possible.

Walls facing an adjacent street must be 100% masonry. This means that if an outbuilding is constructed on a corner lot, two walls must have 100% masonry. Other walls must have approximately 42 inches of masonry as measured from the foundation.

Custom Framed Buildings

Custom framed buildings are a type of outbuilding that is not prefabricated in a factory or pre-constructed; instead, they are built piece-by-piece on site.

All of the specifications listed in this section are guidelines; therefore, the ACC has the authority to grant exceptions and variances to any feature except that the ACC must approve the building before construction starts.

The ACC must approve any custom framed outbuilding before it is constructed on the owner's property.

The outer layer or sheathing of a custom framed building must be compatible with the general architectural features of the residence.

Features of the custom framed building must be compatible with those of the residence. Examples include, but not limited to, fascia, trim, and type of windows.

If the custom framed outbuilding has a metal exterior, the building must have this trim:

- Peak sheets or ridge roll
- Rake trim
- Corner trim
- Door head trim
- Gutters, downspouts, and gutter trim
- Jamb trim

If a ridge vent is installed, it must be a low profile type

Walls facing an adjacent street must be 100% masonry. This means that if an outbuilding is constructed on a corner lot, two walls must have 100% masonry. Other walls must have approximately 42 inches of masonry as measured from the foundation.

Portable Buildings

A portable building is an outbuilding that is built as a complete unit with walls, roof, and possibly a floor. Portable buildings are typically built in a factory and delivered to the owner's property. Some portable buildings can be ready to unload and put in service, and some may have to be assembled on site.

All of the specifications listed in this section are guidelines; therefore, the ACC has the authority to grant exceptions and variances to any feature except that the ACC must approve the building before it is installed.

All portable buildings must be approved by the ACC before they are purchased.

Only one portable building per lot will be allowed.

The ACC must approve the placement of the portable building on the owner's property. The portable building must be placed on the owner's property in such a location that it does not distract from the appearance of the surrounding land, the residence, or other nearby houses and structures.

All portable buildings must be screened from view with either a tall privacy fence/screen or landscaping. Landscaping is the preferred method.

If the owner plans to screen the portable building with a privacy fence or other structural screens, it must be installed within 30 days after the portable building is placed on the property.

If landscaping will be used to screen the portable building, the owner must submit a plan for the landscaping that meets the following criteria:

The method and plants must be visually appealing and must harmonize with other plant materials on the owner's lot.

The building must be substantially screened from view on all sides visible from Reata streets and from adjoining Reata property owners within one year from the time it is placed on the lot. The landscaping materials do not have to screen 100% of the building but must be sufficient to obscure the view of the building.

If shrubs or vines are used, they must be evergreen.

If a grove of trees is used, the size and quantity of the trees must be sufficient to make the portable building unobtrusive. Though preferred, the trees do not have to be evergreen.

A combination of plants and other screening methods are allowed and encouraged. As an example, a trellis with a vine on one side, shrubs on another and a grove of trees on a third side might be planned. Earth berms with ground covers or low shrubs could be another option as well as the use of the natural topography in combinations with the above, if needed.

In summary, the general intent of this section is to require screening and/or landscaping that obscures the view of portable buildings and ensures that they are not obtrusive, visually offensive or distracting when viewed from the street or any surrounding Reata property.

Other Buildings

Other buildings include all outbuildings that are not considered a pre-engineered building, a custom framed building, or portable building. The other building category includes, but is not limited to, gazebos,

sheds, greenhouses, dog houses, pool houses, children's playhouses, well houses, or any building that has a roof.

All of the specifications listed in this section are guidelines; therefore, the ACC has the authority to grant exceptions and variances to any feature except that the ACC must approve the building before it is installed or constructed.

The ACC must approve any building before it is installed or constructed on the owner's property.

The location and general appearance of the building must be harmonious with the architecture of the residence and any other building on the owner's lot. The architectural design, materials, colors, and general appearance of the building must fit the topography and harmonize with the natural surroundings of the owner's lot and surrounding lots.

Definitions Used In This Document

Reata means Reata Estates, a sub-division of Parker County, Texas.

Association means Reata Estates Association, Inc., Parker County, Texas, a not for profit corporation.

Board of Directors means the elected body of owners who govern the affairs of the Association.

Outbuilding means *any* building improvement, temporary or permanent, located on a lot which is not connected to the owner's residence.

Structure means *any* structure, temporary or permanent, located on a lot which is not connected to the owner's residence or an outbuilding. This category includes, but is not limited to, flag poles, antenna masts, any outdoor sport or hobby structure such as a tennis court, dog kennels, equine arena, and similar entities.

Owner means the record owner, whether one or more persons or entities, of a fee simple title to any lot or portion of a lot which is a part of Reata.

Street means all the streets shown on the Reata Estates plat.

Architectural Control Committee means the group of owners appointed by the board of directors to oversee and review all architectural standards at Reata Estates and shall be called the "ACC" in this document. The ACC serves at the pleasure of the Reata Estates board of directors.

Covenants means the restrictive covenants that govern Reata Estates that are binding upon each owner.

Residence means the owner's home.
