

WATERVIEW COMMUNITY ASSOCIATION, INC.
DESIGN GUIDELINES
Amended and Restated

PURPOSE:

These Design Guidelines are for the purpose of assuring that all structures within WaterView (The "Development") are in harmony regarding external design in terms of massing, general styling, and use of detail and size as well as to conform to a high standard of quality construction. These Design Guidelines are to be used as a guide in the development of home designs and construction. All homes and additions within the development shall adhere to these Design Guidelines. The WaterView Board of Directors (hereafter "Board of Directors", "Board", or "BOD") reserves the right to vary in its application or interpretation of these Design Guidelines in those cases where site conditions, architectural style or view conditions warrant such a variation or for such situation as deemed appropriate by the BOD. Architectural approvals and other approvals issued by the BOD are for aesthetics or contractual purposes only, **and builders are still required to submit and receive any and all required building permits from the City of Rowlett. All houses are to be built in compliance with all building codes required by any rules and regulations.**

The BOD reserves the right to amend the Design Guidelines at any time, provided written notice is sent to all builders affected.

SUBMISSION OF PLANS:

All plans (Plan Sets) to be built in the Development must have prior written approval from the Board of Directors ("BOD") or the Architectural Review Committee ("ARC"). Submission of these Plan Sets will be made to the BOD and ARC for review and compliance with the Design Guidelines. Comments and/or acceptance will be returned within ten (10) business days of receipt or deemed denied. Plan sets must include but are not limited to the following, exterior elevations, roof plan, floor plan, brick selection, exterior paint colors, and a landscape plan.

Plan Sets should be sent or delivered to the HOA at the following address until further notice:

WaterView Community Association Inc.
7801 Kings Court
Rowlett, Texas 75089

HOA office phone: (972) 463-4455
HOA office fax: (972) 463-7687

COLORS AND EXTERIOR MATERIALS:

All brick types, exterior veneers and paint colors to be offered or used in the construction should be submitted in writing to the BOD/ARC for written approval. Any siding used will be a horizontal lap siding made of a concrete type material such as "Hardiplank". Sheet siding, Plywood or Masonite

Siding is not acceptable. A minimum of seventy-five percent (75%) masonry veneer is required on homes and additions for all phases (except for **Phases 6A, 6B, 6C and 9 which require a minimum of eighty (80%) masonry veneer**) except in the following conditions:

- (i) The entire exterior wall (of all homes and additions, first and second stories, excluding doors, windows, roof, box windows and dormers), that face any street, common area, open space, golf course or golf cart path must have 100% brick or stone veneer or other material approved by the BOD/ARC.
- (ii) The exterior wall(s) of all houses may be less than 75% masonry (except in **Phases 6A, 6B, 6C and 9 which may be less than 80% masonry**) provided the architectural style is unique and would not look appropriate otherwise, and provided the BOD/ARC has approved that particular architectural style and plan set.

All additions will match the brick of the main house.

Trim paint when faded, damaged, or peeling must be repainted within 30 days or as weather permitted. All paint colors must be submitted to the ARC for approval. All work must be completed in a professional like appearance. Homeowners using the same color do not require ARC approval.

DESIGN SQUARE FOOTAGE:

Maximum and minimum square footage ranges are established for each Lot Zoning category. These limits include bonus space or optional room additions (all interior space that is heated or air conditioned). The total heated or air conditioned square footage of a home shall not exceed the maximum square footage.

Lot Zoning:		Non-golf course	Golf Course Lots
PDSF 5.5/15.5	50' Product	1,550' – 2,610'	1,650' – 2,610'
PDSF 7.5/18	60' Product	2,000' – 3,150'	2,200' – 3,150'
PDSF 9.75/21	70' Product	2,500' – 3,800'	2,750' – 4,000'
PDSF 13.5/24.5	85' Product	Min. 3,000'	Min. 3,000'

SET BACKS

Building minimum set backs shall be as follows (to the main building, garage or addition):

		Front	Side Yard	Golf-Rear	Non-Golf Rear
PDSF 5.5/15.5	50' Product	20'	5'	20'	10'
PDSF 7.5/18	60' Product	20'	5'	30'	20'
PDSF 9.75/21	70' Product	25'	5'	30'	25'
PDSF 13.5/24.5	85' Product	35'	10% of lot width	25'	25'
2 story house	85' Product	40'	10% of lot width	25'	25'

All two-story or three-story houses shall have a five-foot (5') additional front building setback from the street than a one story. For the 85' Product, note that the side yard setback for each side can vary provided at least 10% of the lot width is provided. For example, a ninety foot (90') lot requires eighteen feet (18') of side setbacks and such eighteen feet (18') could be used seven and one-half feet (7½') on one side and ten and one-half feet (10½') on the other. Seven feet (7') on one side is the minimum.

WINDOWS AND DOORS:

Proposed windows and doors must be submitted in writing and have written approval by the BOD/ARC. Acceptable minimum finishes include: Factory finished aluminum windows with insulated glazing. "Silver" or unfinished single glazed aluminum windows will not be permitted. Metal or fiberglass insulated front doors are acceptable with approved finishes. All exterior doors must have a true or embossed panel effect that shows dimension. "Smooth or Flush" doors are not allowed as an exterior door.

(Note: Wood doors and windows are acceptable, all colors or stains must be pre-approved.)

Storm Doors:

Front of house: must be full view. Color approved by the ARC, unfinished aluminum is not acceptable.

Back of house: full or half view acceptable. Color approved by the ARC, unfinished aluminum is not acceptable.

All work must be completed in a professional like appearance.

Shutters:

Exterior shutters, when used, must be operable or appear as such. Shutter size and proportions must visually equal the window or door opening size as to cover the opening when "closed". Storm shutters or windows may be installed over openings only with BOD/ARC approval. Awnings or shading devices are permitted if they compliment and enhance the general design. Sliding glass or French doors must open onto a useable exterior deck, patio or balcony. Window and porch screenings must be a bronze or charcoal; mill finish or brightly anodized aluminum will not be allowed.

Solar Screens:

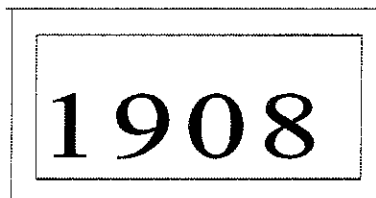
Solar screens must be designed to look like an original window in terms of color, shape and general appearance as much as possible. The colors must be black, dark gray or dark brown. Solar screens on the front of the house (facing the street) must have grids to match the windows (all windows in Waterview, which face the street, have grids). Solar screens on all other sides of the house may have grids or not at the homeowners choice. All windows on any one side of the house must have the same treatment. All screens must be approved by the ARC. All work is to be completed in a professional like appearance.

GARAGE DOORS:

Garages must have operating doors. No carports or open air structures. There must be adequate space to provide room for two standard size cars with the door closed; **provided, however, Lots in Phase 6A, 6B, 6C and 9 which must have a minimum 3-car garage with only one garage door facing the street and it must be recessed behind the front elevation a minimum of twenty-three feet (23'); the other two must be detached, rear swing or side entry unless approved otherwise.** Driveways are to be concrete; any other materials must have written approval from the BOD/ARC. Garages shall not extend more than twelve feet six inches (12'6") beyond the main house unless the plan features a "swing in" side entry garage. Garage doors shall not be oriented on the rear of a house that backs up to the golf course. (Unless the lot is a PDSF 9.75/21 70' Product and the lot is at least one hundred sixty feet (160') deep and the rear set back is forty feet).

HOUSE ADDRESS PLAQUES:

Except for the street name and address numbers, no permanent letters or art designs can be fixed to the house. Addresses will be displayed using a "cast stone" address block on the front of the home. The overall size is not to exceed twelve inches by 18 inches (12"x 18").



SHINGLES AND ROOF PITCHES:

Types of shingles and roofing colors must be submitted to the BOD/ARC for written approval. All shingles for fifty (50') foot and sixty (60') foot products will have a minimum weight of 220 pounds (220#) and have an "architectural dimensional" effect. All shingles for seventy (70') foot and eight-five (85') foot products will have a minimum weight of 240 pounds (240#) and have an "architectural dimensional" effect. Light weight shingles or "three tab" shingles are not allowed. Light weight shingles have a tendency to telegraph sheathing lines and show imperfections in the sub-roofing. All additions will use the same color, style and weight as on the main house.

Minimum roof pitches are as follows:

PDSF 5.5/15.5	50' Product	6 and 12
PDSF 7.5/18	60' Product	8 and 12
PDSF 9.75/21	70' Product	8 and 12
PDSF 13.5/24.5	85' Product	8 and 12

Note: The seventy foot (70') lots facing Waterview Parkway must be a minimum 8 and 12 roof pitch. All additional 70' lots must be a minimum 7 and 12 roof pitch. Split roof pitches shall be considered on a case by case basis. If the design calls for a split roof pitch, the lesser pitch can not go down less than

two and twelve (2 and 12) from the highest pitch on the house. In no case can a roof pitch be less than 6/12.

Shingles that appear to be deteriorating (curled, cracked, missing, and otherwise damaged) must be repaired or replaced within 30 days or as weather permits. All work must be completed in a professional like appearance. Homeowners replacing the roof do not need ARC approval if using the same color, type and weight of shingle. If changing the roof color, ARC approval is required.

EXTERIOR ELEVATIONS:

The front entry area should have some sense of arrival. It should have some dominance that is not confusing. The entry should keep scale with pedestrian traffic and be in balance with the entire elevation. Brick details and other masonry details should be done in a manner that creates depth. Brick shadow lines and projections should balance with the design of the house. The front plane of the house should have movement front to back and multiple plate heights across the front. The Board of Directors reserves the right to reject elevations with monotonous plate heights and singular roof designs that are too fundamental or lack interest. All additions will comply with the main structure's elevation concept.

The top of windows in the front of all houses on the second and third stories are not allowed to be tangent to the soffit and a row of brick or stone must be installed between the window and the soffit.

Minimum front plate heights:

PDSF 5.5/15.5 50' Product: Primary first floor walls can be based on eight foot plate height but front elevation must have portions that "pop up" above the eight foot line.

PDSF 7.5/18 60' Product: Primary first floor walls can be based on eight foot plate height but front elevation must have portions that "pop up" above the eight foot line.

PDSF 9.75/21 70' Product: Primary first floor walls can be based on nine foot plate height but front elevation must have portions that "pop up" above the nine foot line.

PDSF 13.5/24.5 85' Product: Primary first floor walls can be based on nine-foot plate height but front elevation must have portions that "pop up" above the nine-foot line.

Minimum Front Door Heights:

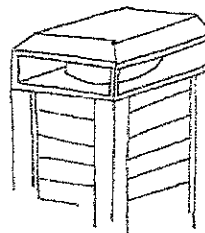
PDSF 5.5/15.5	50' Product	6'-8" Front Door
PDSF 7.5/18	60' Product	6'-8" Front Door
PDSF 9.75/21	70' Product	8'-0" Front Door
PDSF 13.5/24.5	85' Product	8'-0" Front Door

ROOF ACCESSORIES:

1. **Stacks and Vents:** Plumbing stacks and roof vents must match roofing colors and be placed as inconspicuously as possible. Stacks and vents located on front slopes will not be allowed. Plumbing and heating vents should not penetrate roof surfaces facing the street. (Note: Some floor plans featuring a bath or powder room towards the front of the house may require venting on the front surface facing the street.) All vents shall be mounted and secured so that they remain plumb and vertical. All vents shall be painted to blend with the shingles.
2. **Flashing, Gutters and Downspouts:** Exposed flashing, gutters and downspouts must be painted to blend with the adjacent materials. No unpainted attachment straps will be allowed. Step flashing should be consistently applied with even steps of 90 degrees. Straight line counter-flashing matching the slope of the roof is recommended. All flashing should be painted to blend with adjacent materials, not white or black. Copper gutters are acceptable.
3. **Chimneys:** All prefabricated fireplace units must have an architectural metal terminal cap with the cap inconspicuously painted. The terminal cap must be an articulated and designed element. Spark arresters are mandatory. They shall be constructed of stainless steel, aluminum, copper or brass with woven, galvanized wire mesh to conform to Uniform Fire Code specs. Chimneys shall be constructed completely to the ground so as not to appear cantilevered from the building. All flues shall be encased. Chimneys must be integrated with the building architecture.
4. **Chimney Caps:** Typical termination cap for all metal fireplaces with metal flues will have a full canopy over the top of the spark arrestor.

Fireplace chimneys must be veneered in masonry on all sides in all zoning categories except PDSF 5.5/15.5. In all Lots zoned PDSF 5.5/15.5 that do not have golf course frontage, the chimneys that are located in the rear or middle of the house may have a veneer other than brick or stone. Fireplace chimneys that are on houses that back up to the golf course must be veneered in masonry on all sides.

Approved Cap Detail:



Brick or stone veneer chimneys in all zoning categories except PDSF 5.5/15.5.

5. Skylights: Flat skylights are preferred on exposed, sloped roofs. Bubble or pyramidal skylights will be considered on concealed flat roofs or roof areas hidden from general view. No skylights will be permitted on front slopes of pitched roofs. Skylight panels should be of smoke or bronze color, not white.

SOLAR DEVICES AND CERTAIN ROOFING MATERIALS:

Installation, subject to Architectural Review Committee review and approval, to include:

- Panels located in a fenced yard shall not be taller than the fence line or visible from a Lot, common area or street.
- Panels may not be located on front elevation except as provided by statute.
- Panels mounted on the roof may not extend higher than or beyond the roofline.
- Panels mounted on the roof shall conform to the slope of the roof.
- Panels mounted on the roof shall have a top edge that is parallel to the roofline.
- Panels mounted on the roof must fit within the roof line (cannot overhang).
- Panels mounted on the roof must have a frame, support bracket, or wiring that is silver, bronze or a black tone commonly available in the market place that matches the color of the roof tiles or shingles of the roof to the greatest extent possible. Piping must be painted to match the surface to which it is attached, i.e. the soffit and wall. Panels must blend with the color of the roof to the greatest extent possible.
- Installation must be permitted by the City of Rowlett and meet all applicable requirements including hail and wind rating for the area.
- Equipment must be maintained and all repairs must be performed within 30 days of damage.

Shingles of certain materials made to resist wind and hail, provide heating/cooling efficiency, or generate solar energy are allowed, as long as they resemble other approved shingles, are more durable or of better quality than “normal” shingles, and match the aesthetics of the property surrounding the owner’s property are permitted with approval from the Architectural Review Committee.

LANDSCAPING:

Landscaping:

Landscaping must be installed within forty-five (45) days of substantial completion of the house or addition. For all home lots, a landscape plan must be submitted for review and written approval by the BOD/ARC. (References to a required caliper inch tree refer to the diameter of the trunk of a tree measured twelve (12") inches above the top of the root ball.) The builder is responsible for ensuring that all landscaping remains alive and vital until the move-in by the homebuyer, at which time the homeowner becomes responsible for maintenance. All landscaping that dies must be replaced within thirty (30) days (except during summer months).

All homes must install the following:

Minimum Landscape Package by Lot Zoning:

PDSF 5.5/15.5 50' Product

Trees: (1 ea.) 4" caliper tree

Ornamental Trees or Shrubs: (2 ea.) 10 gal. Trees/shrubs

Plants and Bushes: (10) 5 gal. Plants

(16) 1 gal. Plants

PDSF 7.5/18 60' Product

Trees: The cumulative caliper of trees planted in the front yard shall be eight inches (8") with no single tree having a caliper of less than four inches (4")

Ornamental Trees or Shrubs: (2 ea.) 10 gal. Trees/shrubs

Plants and Bushes: (12) 5 gal. Plants

(20) 1 gal. Plants

PDSF 9.75/21 70' Product

Trees: The cumulative caliper of trees planted in the front yard shall be eight inches (8") with no single tree having a caliper of less than four inches (4")

Ornamental Trees or Shrubs: (2 ea.) 10 gal. Trees/shrubs

Plants and Bushes: (20) 5 gal. Plants

(30) 1 gal. Plants

PDSF 13.5/24.5 85' Product

Trees: The cumulative caliper of trees planted in the front yard shall be twelve inches (12") with no single tree having a caliper of less than four inches (4")

Ornamental Trees or Shrubs: (3 ea.) 10 gal. Trees/shrubs

Plants and Bushes: (24) 5 gal. Plants

(36) 1 gal. Plants

All trees shall be of those type and variety approved by the BOD/ARC. An approved list of tree types and varieties is attached hereto as Exhibit "A". The BOD/ARC reserves the right to restrict the use of certain tree types or varieties on certain Lots based on the overall landscape plan for the entire Development.

Homes that back up to the golf course are required to have one additional tree of at least a four inch (4") caliper within five feet (5') inside the rear lot line. Type and variety of each such tree that the homebuilder will install shall be determined based on an overall landscape plan designed for the golf course and approved by the BOD/ARC.

In addition to the above, for all lots that are on a corner or that are adjacent to any golf cart path (not golf frontage lots with the rear yard frontage on the golf course), open space, park or common area (whether front, side, or rear yard):

- (i) must have at least one tree that is at least a three inch (3") caliper planted within six feet (6') of the cart path, open space, common area, park or side street for each thirty-five (35') feet, or less, of side street frontage or cart path frontage; and
- (ii) Must have the entire area from the curb (front, side and/or rear yards, whichever is applicable) which is visible to the public fully sodded and irrigated.

All landscaping that dies must be replaced within thirty (30) days (except during summer months).

All additional landscape areas must be approved by the BOD/ARC. Plans should include all features such as statues, fountains and topiaries as well as plant material and sizes.

Flowerbed(s) and tree ring(s) borders:

Stone, brick, rock or other landscape material whether used as accent elements, ground cover, paving material, walls, bed edging or "dry creeks," should be chosen so that its color, size, and installation complement the architecture of the house, its natural environment, and the associated plant material. Borders must be a single style per home to create continuity, using durable material appropriate in size, design, and configuration for each location. They must be securely installed and constructed to prevent the penetration by weeds, grass, or other growth. Borders consisting of small plastic, wire and wooden fences are not allowed. If housing brick is to be used, the holes in the brick must not be visible. The ARC must approve lawn and landscaping decorations. All work is to be completed in a professional like appearance.

Lawns:

The front yard of all single-family lots, the side yard of all corner lots and the rear yard of all Golf Course lots shall be fully sodded and fully irrigated by means of an automatic irrigation system.

All lawn areas not completed by the homebuilder must be installed by the homeowner within sixty (60) days of move-in. St. Augustine species, Bermuda and hybrid grass varieties are suitable.

Xeriscaping:

Philosophy: Xeriscaping means using native and adaptive plants that can grow and sustain themselves with low water requirements and tolerate heat and drought conditions. Xeriscaping does not mean zero water and zero maintenance. The Association will allow, subject to compliance with these rules, the use of drought-resistant landscaping and water conserving natural turf.

Approval for changes, plan submittal: Prior to initiating any change in the visible landscape, the homeowners must submit plans and specifications detailing the proposed installation. The request must include a to-scale design plan, as well as details on the types of plants, the ground covers (including color and materials), the bordering material(s), the hardscape materials (including color), setbacks, irrigation system, and dimensions. (Dimensions of beds, approximate size of plants, size of any rocks, and other such details). It is recommended but not required that plans be drawn by a licensed landscape architect to increase the chance of approval of plans without changes being required. The ARC may request additional information or changes to the plans before final approval. Installation of any proposed xeric landscape may not begin until the ARC has approved the request.

Design requirements: Color and texture of the planted areas and inert areas are an important design aspect. Color and texture should be seen to flow neatly from one area of the yard to another.

Extensive areas of "desert" or "barren", appearance must be avoided in order to preserve the aesthetic compatibility with the neighborhood. Large areas may not be composed of a single material; for example any areas of bare mulch must be interspersed with plants. The ARC may in its discretion prohibit water features, urns, and other man-made ornamentation. The xeriscape landscaping may not alter drainage patterns on a Lot, and owners must ensure that no crushed granite or other such runoff runs into a neighboring Lot or the street.

Soils in xeriscape areas should either be altered to fit the plants, or plants selected to fit the soil. Efficient irrigation systems must be planned. Irrigation for xeriscapes zones must be different than for turf zones. Owners should select plants and zones in accordance with the amount of light, wind and moisture in the particular yard area. Organic mulches such as bark chips must be applied at least three inches (3") deep and maintained at all times at least two inches (2") deep. Inorganic mulches such as crushed rock must be applied at least three inches (3") deep and maintained at all times at least two inches (2") deep.

Turf Grass: At least 70% of the visible lawn area of the Lot must contain some form of sodded grass. The exact requirement of the turf may vary from property to property and is dependent on the specific plan submitted.

Homeowners should consider replacing any "thirsty" turf grasses in place such as St. Augustine with turf that has lower water requirements.

Artificial turf is prohibited absent a variance from the ARC, which may be granted or denied in the sole discretion of the ARC. However, the ARC shall have no authority to approve artificial turf in any area between the front-most building line of a Lot and the street.

Plants: It is recommended to use plants adapted to the pH soil conditions created by the non-turf material used. i.e., don't use acid loving plants along with alkaline crushed limestone covering, whereas acid loving plants would do well with a ground hardwood mulch covering and native plants would do well with limestone or crushed granite. Sickly and dying plants must be promptly removed or replaced.

Hardscapes, rock, gravel, cactus: The ARC may prohibit or limit the size and number of hardscape items including boulders. The ARC may prohibit or limit the installation of rock ground cover (including gravel and crushed stone). The ARC may prohibit or limit installation of cacti.

Borders: Non-turf planted areas must be bordered with an approved bordering material to define the xeriscaped area clearly from the turfed areas. Such areas must be kept maintained at all times (plants trimmed and thinned, planted areas weeded, and borders edged) to ensure an attractive appearance. No plants may encroach onto sidewalks, curbs, or streets.

Safety: No plant with thorns, spines, or sharp edges may be used within six feet (6') of the sidewalk or street.

Maintenance: Xeric landscapes are subject to the same requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Xeriscape designs are not intended to be "zero maintenance"; in fact they often require more effort than turf throughout the year. Plants must be trimmed, beds must be kept weed-free and borders must be edged. Leaves and other debris must be removed on a regular basis so as to maintain a neat and attractive appearance.

Perennials which die back during winter must be cut back to remove dead materials during winter. This includes most ornamental grasses and other flowering perennials which go dormant to the ground in winter.

FLAGPOLES:

The patriotic display of the flag of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces shall be permitted under the following guidelines:

- One freestanding flagpole per lot. Freestanding flagpoles must be no less than fifteen feet (15') and no higher than twenty feet (20') and shall maintain a vertical alignment.
- Freestanding flagpoles must be within fifteen (15') of the house, but in no case shall a flagpole be allowed within the public right of way.
- Freestanding flagpole colors must be bronze, black, white, or anodized aluminum.
- Freestanding flagpoles must be set in concrete and sleeved to prevent corrosion.
- Flags displayed on a freestanding flagpole shall be no larger than 4 x 6 in size but must be in proportion to the height of the pole.
- Flags shall only be displayed from either a permanent house mounted flagpole or attached to a freestanding flagpole. Flags shall not be flown from nor displayed from any other location.
- House mounted flags shall be flown from a professionally designed permanent house mounting (3' x 5' Flagpole Kit with steel holder and brackets.) One 3' x 5' permanent house mounted flag is allowed per Lot.
- Seasonal flags may be flown for a period not to exceed forty-five (45) days.
- All flags must be maintained in a good condition at all time. Torn, ripped, or faded flags constitute grounds for removal.
- Homeowners displaying the flag of the USA shall refer to the US flag code (36 US Code 10) for guidelines on properly displaying the flag.
- Flag snap hooks and halyard to be secured so as not to create noise.
- Accent lighting of flagpoles or house mountings shall use "uplights" to illuminate the flag only. The lighting shall be permanently installed. Placement of the light shall not impact neighboring lots.

RETAINING WALLS:

All retaining walls shall be constructed only with a BOD/ARC approved stone.

DRAINAGE SWALES:

Drainage swales are needed in most cases to facilitate proper lot drainage in accordance with the required subdivision drainage plan or as required by the natural grade as shown on the topographic maps. These swales should be constructed in such a manner as to:

1. Be maintained by the Homeowner (no slopes steeper than 4' horizontal: 1' vertical).
2. Be able to carry the anticipated amount of stormwater runoff.
3. Minimize erosion problems within the swale itself. This can be accomplished by sodding any swales that could possibly carry large volumes of water.

The minimum grade allowed for grass swales is one percent (1%). Lesser slopes may be considered for concrete or stone lined swales.

FENCES:

Non Golf Course Lots:

Wood privacy fences shall adhere to the following:

- 1) Fence height shall not exceed eight feet (8'0") above finished grade, nor shall it be lower than six feet (6'0") above finished grade.
- 2) Fence style shall be square top with a band.
- 3) Finished side will face any adjacent street, public area, pocket park, golf cart path or common area.

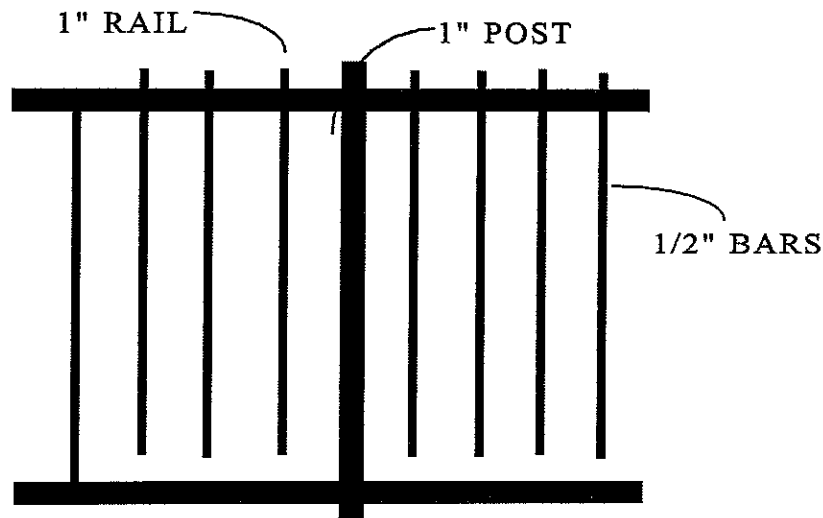
Wood fence maintenance:

Wood fences must be cleaned (power washed, wood cleaner) and sealed every two years or when "graying" occurs, whichever comes first. All repairs to fences must be made to the satisfaction of the BOD/ARC within thirty (30) days of the damage or as weather permits. Stains must be a semi-transparent natural cedar tone. When the stain applied according to manufacturer directions it will produce a uniform finish without lapping streaks. ARC approval is needed before using other fence staining/sealing products. All work must be completed in a professional like appearance.

Wrought iron fences shall adhere to the following:

Wrought iron is the only other fence material that is acceptable on residential lots, (Wrought iron is a generic term referring to metal or tubular metal fencing).

All wrought iron shall use ½ inch tubing for pickets with one inch (1") rails and two inch (2") posts. All posts shall be installed two feet (2') in depth encased in 40-60 lb. concrete. The fence shall be six feet (6') high and pickets shall not allow a four inch (4") sphere to pass through. Wrought iron shall be fourteen (14) gauge and end caps on all posts shall be over the post, not an insert. There shall be no decorative finials. Iron finish will be painted/powder coated black.



Wrought iron fence maintenance:

Wrought iron fences should be painted every two years or whenever the fence appears faded, discolored, or the finish begins cracking whichever occurs first. Failure to do so may result in cracking/peeling paint and/or rusting of the fence. Paints must be a black semi-gloss or gloss finish.

All repairs to fences must be made to the satisfaction of the ARC within 30 days of the damage or as weather permits.

All work must be completed in a professional like appearance

The following paragraph applies to Phase 6A, 6B and 6C only: Each side and/or rear yard that has frontage on a street, common area, pocket park, golf cart path, or open space, homebuilders must install square columns made of Grandberry Stone two feet (2') in width for every fifty feet (50') or less. Such stone columns are in addition to the wrought iron fence and the columns shall be installed at each corner. Lots 1-9 (inclusive), block AA in WATERVIEW PHASE 6B, Lots 10-15, Block AA in WATERVIEW PHASE 6A, and Lots 1-12 (inclusive), Block BB in WATERVIEW PHASE 6A, the side and rear yards can be a wooden-stockade type fence, provided it is constructed with a standard cedar wood fence not to exceed eight feet (8') in height, finished with a top cap, and stained with an ARC approved stain color).

The following paragraph applies to Phase 9 and 14 only: Any side and/or rear yard that has frontage on a common area, pocket park or open space, must have wrought iron fence on the section that is parallel to a common area, pocket park or open space.

Any additions to wrought iron fences for small animal containment must not exceed 18" above the ground and must be black plastic/vinyl coated chain link fencing. ARC approval is required for all other material. Any animal containment fence must be properly secured to the wrought iron fence in a professional like appearance.

Golf Course Lots:

Golf course fences shall adhere to the following:

The rear yard fence of all Lots that back up to the golf course must be wrought iron. Lots along **Waterview Parkway, Fairway Vista Drive, River Bend Drive, Huffines Drive and The Broadmoor Estates** that are adjacent to golf course property must have wrought iron fencing between the house and the side property line which allows views from the street to the golf course. On all other golf course lots, the side and front fence can be wooden-stockade type fencing (reference non-golf course lots for wood fence guideline) with wrought iron beginning five feet (5') behind the furthest plain of the house and continuing around the entire yard. If the lot is a depth that would require more than twenty-five feet (25') of iron fence (on the side property line) then that would be the maximum required on that lot. If there is a height difference in fencing the transition shall be complete in the five foot (5') area. Any side yard that has frontage on a golf cart path must have wrought iron fence on the section that is parallel to the golf cart path.

Party fences NOT visible from front elevation or the golf course:

The following shall only apply to fences, wooden or otherwise, which serve and/or separate any two adjoining Lots, and which are not visible from the front elevation of the residence or the golf course:

- ARC approval is not required for party fences in the backyard that are not visible from the front elevation of a residence or the golf course. The ARC, upon request, will only review plans and specifications for party fences for the sole purpose of determining material and height compliance.
- The ARC will not review any submission pertaining to a party fence presented to it without the written approval of the affected adjacent Lot owners.
- If reviewed by the ARC, neither WaterView Community Association, Inc., nor its Board of Directors, its agents or the ARC shall have any responsibility to monitor compliance with the reviewed submission or resolve any dispute between adjacent Lot owners regarding: (i) any material, maintenance or size requirements or limitations of the party fence; (ii) whether the location of the party fence has been moved during any repair, replacement or refurbishment of the party fence; or (iii) whether the finished-side of a party fence was reversed or changed during any repair, replacement or refurbishment of the party fence.
- Any disputes between adjacent Lot owners regarding any aspect of party fences including, without limitation, location of party fence, whether the finished-side of a party fence was reversed or changed, cost-sharing obligations, materials used to construct party fence, height of party fence, maintenance of party fence shall be resolved between said owners accordance with Article XIII of the Declaration of Covenants, Conditions and Restrictions for The WaterView Community.

POOLS AND SPAS:

Pools are restricted to the following types of construction: Gunnite, Poured Concrete, Fiberglass Shell and Hybrid Fiberglass. No above ground pools will be allowed. Pools, pool decking, fencing, related equipment and structures should be designed to integrate with the natural topography of the site. Backwash must be directed to the street. Prior to construction, plans for pools and spas shall be submitted for written approval by the BOD/ARC. All pump and pool equipment must be screened from the street, golf course or any common area.

UTILITIES, MECHANICAL AND POOL EQUIPMENT:

All utilities must be installed underground. Surface mounted mechanical equipment, transformers, air conditioners, condensers; compressors, pool equipment, switches, meters, etc. shall be screened from view, grouped together wherever possible in one area located away from streets. A wood fence, masonry wall and/or landscaping can be a requirement for satisfactory screening. Chain link or lattice work is not acceptable screening material.

Placement of HVAC condenser units shall be on the side or rear yard, and no closer than five feet (5') from the front corner of the house for all phases **except for Phases 6A, 6B, 6C and 9 which can be no closer than fifteen feet (15') from the front corner of the house** and must be screened so that the unit is not visible from the front elevation and, if a corner Lot, from the side of the house.

Exterior television/radio antennae, weather station apparatuses and receivers of any sort shall not be placed, allowed or maintained upon any portion of the roof structure or lot without written approval from the BOD/ARC.

Satellite dishes with a diameter not exceeding 39.37" (1 meter) are permitted if located in the rear yard or on the rear elevation of the residence.

STORAGE BUILDINGS/SHEDS:

Storage buildings/sheds are allowed provided they are screened and not readily visible. Prior to construction, plans must be submitted for written approval by the BOD/ARC. Storage buildings/sheds must meet all requirements as specified in these Design Guidelines. No aluminum, portable, vinyl, rubber or plastic shed are allowed except for Rubbermaid or equal storage bins that are no higher than four feet (4') tall and must be screened from the street, golf course or any common area.

All storage building/shed areas must be indicated on the site plan submission. Appropriate elevations and details necessary to illustrate the design must be submitted. The BOD/ARC shall consider visibility of the structure, impact on neighboring lots, golf course, streets, common areas and quality of materials, finish and color when reviewing submissions.

All storage buildings/sheds (except as noted herein) shall be constructed of the same materials that are on the main house. Storage buildings/sheds shall have a composition shingled roof of the same color and rating as the roof of the main house. Exterior colors shall match the colors of the main house. If the main house is brick and hardiplank, then the building/shed can be constructed of the hardiplank

material, but must be painted to match the color scheme of the main house. If brick is used as a material for the building/shed, then the brick must match the main house. All buildings/sheds shall comply with all City of Rowlett ordinances and set backs. If the City of Rowlett does not impose any setbacks, then the storage building/shed must be positioned to minimize any site obstructions or impositions on the surrounding neighbors. The plate line of the storage building/shed shall not exceed six feet (6') in height, the maximum base size shall not exceed 120 square feet and the maximum height of the roof shall not exceed nine feet (9'). The ARC reserves the right to require additional landscaping if applicable.

ANIMAL HOUSING:

The location and materials of all animal housing will be subject to ARC approval. All animal housing shall be shown on the site plan submission. This includes, but is not limited to, doghouses, dog runs and other pet enclosures. ARC shall review the site of the structures and its impact on neighboring property. If the animal housing is constructed with material that requires painting the exterior colors shall match the colors of the main house and be shingled to match the roof of the main house.

DECKS, PORCHES AND EXTERIOR STAIRS:

The design of outside living spaces shall be coordinated and integrated with the design of each house. Decks shall not unduly infringe on the privacy of neighboring homes. Decks should be sensitively sited and incorporate private screening or plantings to increase full and effective use. Decks shall be designed to minimize unsightly supporting structure. Landscaping should be incorporated to hide the space between a deck and the ground. Construction materials shall be approved by the ARC. Exterior stairs to the upper level deck areas shall be integrated with the structure and shall be unobtrusive and painted, or stained, to blend with the house trim or exterior color finish of the house.

Gazebos/Cabanas:

Maximum height of ten feet (10') and it must be an open structure.

Enclosed roof may be shingled to match house or constructed of the same wood material as the gazebo itself.

Stains must be a semi-transparent natural cedar tone. ARC approval is needed before using other staining/sealing products.

- If decks, porches, exterior stairs, gazebos, or cabanas are to be painted, they must match the color scheme of the main house. All paint colors must be submitted to the ARC for approval.
- All plans must be submitted to and approved by the ARC. All work must be completed in a professional like manner.
- Refer to wood fence maintenance guidelines on cleaning/staining.

MAILBOXES:

Masonry monumental mailboxes are prohibited.

The specified mailbox is a cast aluminum mailbox manufactured by:

Imperial Mailbox Systems
3901 Norris Lane
Millbrook, AL 36054
1-800-647-0777

For all 50' and 60' Product Lots: Model number 310K dual box/single post.
For all 70' and 85' Product Lots: Model number 310K single box/single post.
They will have the WaterView logo on the side and utilize a 3" number plate.
Post style #3, and Box style "O" with brass ring.

Maintenance and replacement of mailboxes is the responsibility of each homeowner. Paint must be a black semi-gloss or gloss finish.

BASKETBALL BACKBOARDS AND POLES/PLAY EQUIPMENT:

(Including but not limited to skate ramps, trampolines, playhouses, soccer nets, bikes etc.)

Basketball goals cannot be mounted to any part of the house. The goals must be mounted on a black, gray, white, or anodized aluminum pole and must have a plexi-glass backboard.

Permanent basketball goals must be submitted and approved by the ARC. Placement of the basketball goal & pole shall be located to minimize visual & use impact to neighboring properties. The poles must be set in concrete and sleeved to prevent corrosion.

Per Texas State Law, portable/permanent basketball goals are prohibited in the street, utility or drainage easement, including sidewalks.

Play equipment, when not in use, must be stored in a manner so that it is not visible from the street, golf course or common area.

Portable basketball goals must remain up-right and cannot be stored on its side where it is visible from the street, golf course or common area. Portable basketball goals must be used per the manufacturer's instructions and items (i.e. tires, bricks, rocks/stones, sand bags etc.) cannot be used to anchor the base for support.

All basketball goals/ play equipment when damaged must be repaired or removed so that it is not visible from the street, golf course or common area.

RAIN BARRELS or RAIN WATER HARVESTING SYSTEMS:

The use of devices for the collection of rainfall through the gutter/downspout system (for the purpose of supplemental irrigation) is acceptable under the following conditions:

- The storage device and support equipment must be of a color consistent with the exterior of the home and blend in with surroundings.
- Must not display any language or other content that is not typically displayed as it is manufactured.
- The storage device may not exceed two feet (2') in overall height and must be screened by shrubs if visible from the street, golf course or any common area.
- Only one storage device may be installed per downspout.
- The system must be "closed".
- Overflow must be directed away from the house to avoid creating drainage problems (standing water).
- The system must be operated in a sanitary manner and does not create a nuisance.
- May not be installed on Common Area or located between the front of the property owner's home and an adjoining or adjacent street.

HOLIDAY DECORATIONS:

All holiday decorations from any holiday must be removed within fifteen (15) days from the date of the holiday.

RELIGIOUS DISPLAYS ON ENTRY DOOR OR DOOR FRAME:

An owner may display or affix on the entry to the owner's or resident's dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief as set forth in this paragraph.

If displaying or affixing of a religious item on the entry to the owner's or resident's dwelling violates any of the following covenants, WaterView may remove the item displayed –

- threatens the public health or safety;
- violates a law;
- contains language, graphics, or any display that is patently offensive to a passerby; or
- individually, or in combination with other religious items displayed or affixed on the entry door or door frame, has a total size greater than 25 square inches.

EXTERIOR LIGHTING:

Additional security lights or flood lights can not be mounted in a way that they shine into the windows of adjacent homes. Landscape lighting and yard lights must have approval before installation.

Outdoor lighting shall be functional and enhance the overall appearance of the residence. Outdoor lighting shall not be obtrusive or glare unduly toward streets, neighboring properties, walkways or housing units. Floodlights without hoods to shield glare are unacceptable. Soffit mounted downlighting and building mounted lighting shall be subtle and use attractive fixtures and enclosures. All outdoor lighting must be reviewed and approved by the BOD/ARC.

Light sources should be unobtrusive or concealed with all light in shades of white (no colored lights). No spillover of light should occur on neighboring properties and lighting must be shielded to prevent glare. Tree uprights should be concealed underground or in shrub masses. Soffit mounted unshielded spotlights are unacceptable.

The wattage of exterior building mounted lighting is limited to 150 watts maximum. No "barnyard" lights or sodium vapor light (yellow light source) is acceptable. A site lighting plan detailing landscaping lighting shall be submitted for BOD/ARC approval.

NON-LIABILITY OF THE BOARD/ARC:

Neither the BOD/ARC nor its respective members, Secretary, successors, assigns, agents, representatives, employees or attorneys shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any Builder by reason of mistake in judgment, nonfeasance arising out of any action of the BOD/ARC with respect to any submission, or failure to follow these Design Guidelines. The role of the BOD/ARC is directed toward review and approval of site planning, appearance, architectural vocabulary and aesthetics. The BOD/ARC assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing or electrical design, methods of construction, or technical suitability of materials.

MONOTONY RULE:

Builders may not repeat the same model and elevations on adjacent lots. The same model may be repeated every third lot as long as it has a different elevation. The same model and elevation can be repeated every sixth lot as long as brick and exterior colors are changed. The same model type shall not be built directly across the street from itself. (See illustration).

Model Type – 1/A

Model Type – 1/B

	1/B Repeat			1/A First Built			1/B Repeat			1/A Repeat
STREET					STREET					
1/A Repeat			1/B Repeat			1/A Repeat			1/B Repeat	

EXHIBIT "A"

Approved Trees

1. Sweetgum
2. Burr Oak
3. Chinkapin Oak
4. Lacebark Elm
5. Red Oak
6. Live Oak
7. Chinese Pistachio
8. Texas Ash

The following may also be planted as additional trees, but will not count towards the trees required per the Board/ARC.

Bradford Pears
Bald Cypress
Pecan
Persimmons

These Amended and Restated Design Guidelines are intended to replace all previously filed Design Standards for WaterView and Broadmoor Estates such that these Amended and Restated Design Guidelines shall constitute the current Design Guidelines for WaterView and Broadmoor Estates, and they shall remain in effect until revised, amended, modified or rescinded by the Board of Directors.

APPROVED BY THE BOARD OF DIRECTORS on the 10th day of November, 2014.

WATERVIEW COMMUNITY ASSOCIATION, INC.

By: 
Director

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**TWELFTH SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS FOR
WATERVIEW COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for the WaterView Community Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property within the WaterView Community in Rowlett, Texas, as set forth on Exhibit "B" attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- ***WaterView Community Association, Inc. - Use Restrictions [Amended and Restated]*** (Exhibit "A-1"); and
- ***WaterView Community Association, Inc. - Design Guidelines [Amended and Restated]*** (Exhibit "A-2").

All persons or entities holding an interest in and to any portion of property within the WaterView community are subject to the foregoing dedicatory instrument.

IN WITNESS WHEREOF, the WaterView Community Association, Inc. has caused this Twelfth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the Office of the Dallas County Clerk, serves to replace any previously recorded dedicatory

instruments covering the same subject matter, and further serves to supplement, only to the extent necessary, that certain Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on December 3, 2008, as Instrument No. 20080378811 in the Official Public Records of Dallas County, Texas, that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on June 3, 2009, as Instrument No. 200900157922 in the Official Public Records of Dallas County, Texas, that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on December 22, 2011, as Instrument No. 20110 0333233 in the Official Public Records of Dallas County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on January 23, 2012, as Instrument No. 201200018756 in the Official Public Records of Dallas County, Texas; that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on March 21, 2012, as Instrument No. 201200080506 in the Official Public Records of Dallas County, Texas; that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on February 5, 2013, as Instrument No. 201300035417 in the Official Public Records of Dallas County, Texas; that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 3, 2013, as Instrument No. 201300102013 in the Official Public Records of Dallas County, Texas; that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 29, 2013, as Instrument No. 201300131858 in the Official Public Records of Dallas County, Texas; that certain Eighth Supplemental Certificate

and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on October 1, 2013, as Instrument No. 201300310918 in the Official Public Records of Dallas County, Texas; that certain Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 18, 2013, as Instrument No. 201300355719 in the Official Public Records of Dallas County, Texas; that certain Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 22, 2014, as Instrument No. 201400092825 in the Official Public Records of Dallas County, Texas; and that certain Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on May 12, 2014, as Instrument No. 201400116084 in the Official Public Records of Dallas County, Texas. The Amended and Restated Use Restrictions attached hereto shall serve to replace, in its entirety, the Initial Use Restrictions attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for The WaterView Community, filed on July 7, 1998, and recorded in Volume 98131, Page 00543, *et seq.* of the Official Public Records of Dallas County, Texas.

WATERVIEW COMMUNITY
ASSOCIATION, INC.

By: _____

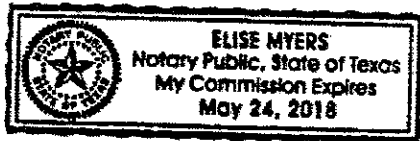
Its: _____

Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for the WaterView Community Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 18th day of November, 2014.



Elise Myers

Notary Public, State of Texas

EXHIBIT B

Those tracts and parcels of real property located in the City of Rowlett, Dallas County, Texas and more particularly described as follows:

- (a) All real property subject to the Declaration of Covenants, Conditions and Restrictions for The WaterView Community, executed by Snapdragon Properties Associates, L.P., as Declarant, recorded on July 7, 1998, in Volume 98131, Page 00453, *et seq.*, in the Real Property Records of Dallas County, Texas, and any other applicable refilings or replatings thereof or amendments, corrections or supplements thereto; and
- (b) All lots and tracts of land situated in WaterView, PHASE ONE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 10, Map Records, Dallas County, Texas; and
- (c) All lots and tracts of land situated in WaterView, PHASE TWO, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 9, Map Records, Dallas County, Texas; and
- (d) All lots and tracts of land situated in WaterView, PHASE THREE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 8, Map Records, Dallas County, Texas; and
- (e) All lots and tracts of land situated in WaterView, PHASE 4A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99083, Page 88, Map Records, Dallas County, Texas; and
- (f) All lots and tracts of land situated in WaterView, PHASE 4B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99137, Page 723, Map Records, Dallas County, Texas; and
- (g) All lots and tracts of land situated in WaterView, PHASE 5A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99191, Page 423, together with a replat thereof recorded in Volume 2000097, Page 908, Map Records, Dallas County, Texas; and
- (h) All lots and tracts of land situated in WaterView, PHASE 5B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2744, Map Records, Dallas County, Texas; and
- (i) All lots and tracts of land situated in WaterView, PHASE 5C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof

recorded in Volume 2001129, Page 01092, Map Records, Dallas County, Texas;
and

- (j) All lots and tracts of land situated in WaterView, PHASE 5D, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000093, Page 03565, Map Records, Dallas County, Texas;
and
- (k) All lots and tracts of land situated in WaterView, PHASE 6A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2738, Map Records, Dallas County, Texas;
and
- (l) All lots and tracts of land situated in WaterView, PHASE 6B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2741, Map Records, Dallas County, Texas;
and
- (m) All lots and tracts of land situated in WaterView, PHASE 6C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002040, Page 00011, Map Records, Dallas County, Texas;
and
- (n) All lots and tracts of land situated in WaterView, PHASE 7, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001001, Page 143, Map Records, Dallas County, Texas;
and
- (o) All lots and tracts of land situated in WaterView, PHASE 8A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00111, Map Records, Dallas County, Texas;
and
- (p) All lots and tracts of land situated in WaterView, PHASE 8B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 102, Map Records, Dallas County, Texas;
and
- (q) All lots and tracts of land situated in WaterView, PHASE 8C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003102, Page 68, Map Records, Dallas County, Texas; and

- (r) All lots and tracts of land situated in WaterView, PHASE 9, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004019, Page 89, Map Records, Dallas County, Texas; and
- (s) All lots and tracts of land situated in WaterView, PHASE 10, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02955, Map Records, Dallas County, Texas; and
- (t) All lots and tracts of land situated in WaterView, PHASE 11A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02961, Map Records, Dallas County, Texas; and
- (u) All lots and tracts of land situated in WaterView, PHASE 11B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00114, Map Records, Dallas County, Texas; and
- (v) All lots and tracts of land situated in WaterView, PHASE 12, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02959, Map Records, Dallas County, Texas; and
- (w) All lots and tracts of land situated in WaterView, PHASE 13, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 104, Map Records, Dallas County, Texas; and
- (x) All lots and tracts of land situated in WaterView, PHASE 14, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004221, Page 208, Map Records, Dallas County, Texas; and
- (y) All lots and tracts of land situated in Villas at WaterView, PHASE 1, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00608, Map Records, Dallas County, Texas; and
- (z) All lots and tracts of land situated in Villas at WaterView, PHASE 2, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00609, Map Records, Dallas County, Texas; and

- (aa) All lots and tracts of land situated in Villas at WaterView, PHASE 3, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00612, Map Records, Dallas County, Texas.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
11/18/2014 02:27:23 PM
\$170.00
201400295066



AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**FOURTEENTH SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS FOR
WATERVIEW COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for the WaterView Community Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property within the WaterView Community in Rowlett, Texas, as set forth on Exhibit "B" attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- ***WaterView Swim Park Guest Policy*** (Exhibit "A-1");
- ***WaterView Community Association, Inc. - Collection Policy*** (Exhibit "A-2");
- ***Certificate of Ratification and Promulgation of the Enforcement Policy for the WaterView Community Association, Inc.*** (Exhibit "A-3"); and
- ***WaterView Community Association, Inc. - Design Guidelines for the Installation of Standby Electric Generators*** (Exhibit "A-4").

All persons or entities holding an interest in and to any portion of property within the WaterView community are subject to the foregoing dedicatory instruments.

IN WITNESS WHEREOF, the WaterView Community Association, Inc. has caused this Thirteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the Office of the Dallas County Clerk, serves to replace any previously recorded dedicatory instruments covering the same subject matter, and further serves to supplement, only to the extent necessary, that certain Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on December 3, 2008, as Instrument No. 20080378811 in the Official Public Records of Dallas County, Texas (the "Certificate"); that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on June 3, 2009, as Instrument No. 200900157922 in the Official Public Records of Dallas County, Texas the (the "First Supplement"); that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on December 22, 2011, as Instrument No. 20110 0333233 in the Official Public Records of Dallas County, Texas (the "Second Supplement"); that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on January 23, 2012, as Instrument No. 201200018756 in the Official Public Records of Dallas County, Texas (the "Third Supplement"); that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on March 21, 2012, as Instrument No. 201200080506 in the Official Public Records of Dallas County, Texas (the "Fourth Supplement"); that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instrument

s for Waterview Community Association, Inc., filed on February 5, 2013, as Instrument No. 201300035417 in the Official Public Records of Dallas County, Texas (the "Fifth Supplement"); that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 3, 2013, as Instrument No. 201300102013 in the Official Public Records of Dallas County, Texas (the "Sixth Supplement"); that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 29, 2013, as Instrument No. 201300131858 in the Official Public Records of Dallas County, Texas (the "Seventh Supplement"); that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on October 1, 2013, as Instrument No. 201300310918 in the Official Public Records of Dallas County, Texas (the "Eighth Supplement"); that certain Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 18, 2013, as Instrument No. 201300355719 in the Official Public Records of Dallas County, Texas (the "Ninth Supplement"); that certain Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 22, 2014, as Instrument No. 201400092825 in the Official Public Records of Dallas County, Texas (the "Tenth Supplement"); that certain Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on May 12, 2014, as Instrument No. 201400116084 in the Official Public Records of Dallas County, Texas (the "Eleventh Supplement"); that certain Twelfth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 18, 2014, as Instrument No. 201400295066 in the Official Public Records of Dallas County, Texas (the

"Twelfth Supplement"); and that certain Thirteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on August 25, 2015, as Instrument No. 201500227319 in the Official Public Records of Dallas County, Texas (the "Thirteenth Supplement"). Specifically, but without limitation, the dedicatory instruments attached hereto as Exhibits A-1 through A-3, serve to replace, in their entirety, the dedicatory instruments: (i) attached as Exhibit A to the Certificate; (ii) Exhibits A-6 and A-14 attached to the Second Supplement; (iii) Exhibit A-4 attached to the Sixth Supplement; (iv) Exhibit A-1 attached to the Ninth Supplement; and (v) Exhibit A-1 attached to the Eleventh Supplement. The dedicatory instrument attached hereto as Exhibit A-4 shall serve to amend the Amended and Restated WaterView Design Guidelines attached as Exhibit A-2 to the Twelfth Supplement.

**WATERVIEW COMMUNITY
ASSOCIATION, INC.**

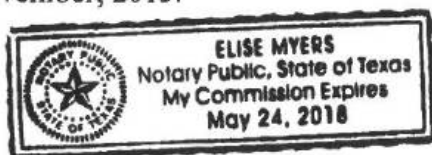
By: _____

Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for the WaterView Community Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 17th day of November, 2015.



Notary Public, State of Texas

EXHIBIT A-4

WATERVIEW COMMUNITY ASSOCIATION, INC.

DESIGN GUIDELINES FOR THE INSTALLATION OF STANDBY ELECTRIC GENERATORS

(As provided in Chapter 202 of the Texas Property Code)

1. An Owner may not own, operate, install or maintain a permanently installed standby electric generator (a "Generator"), as such a generator is defined by §202.019 of the Texas Property Code without compliance with the standards and requirements contained herein.
2. A Generator must be fully enclosed in an integral manufacturer-supplied sound attenuating enclosure.
3. Any Generator installed by an Owner must be installed and maintained in compliance with the manufacturer's specifications and all applicable governmental health, safety, electrical, and building codes.
4. Any and all electrical, plumbing, and fuel-line connections for a Generator must be installed by a licensed contractor only.
5. Any and all electrical connections for a Generator must be installed in accordance with all applicable governmental health, safety, electrical, and building codes.
6. Any and all natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for a Generator must be installed in accordance with all applicable governmental health, safety, electrical, and building codes.
7. Any and all liquefied petroleum gas fuel line connections must be installed in accordance with the rules and regulations promulgated and adopted by the Railroad Commission of Texas and all other applicable governmental health, safety, electrical, and building codes.
8. Non-integral Generator fuel tanks must be installed to comply with all applicable municipal zoning ordinances and all applicable governmental health, safety, electrical, and building codes.
9. The Generator, its electrical lines, and its fuel lines must be maintained in good condition. If any component of a Generator—including its electrical or fuel lines—becomes deteriorated or unsafe, that component must promptly be repaired or replaced. Failure to promptly repair or replace the component will be grounds for removal of the Generator. Any such component must be repaired or replaced in accordance with the manufacturer's specifications or any applicable governmental health, safety, electrical, and building codes. The Owner must routinely and periodically test the Generator in a manner consistent with the manufacturer's recommendations.

10. A Generator may not be located in the front yard of a residential structure and cannot be visible from any area accessible by the general public. An Owner is prohibited from locating a Generator on any property that is common area whether or not owned by the Association.

A Generator must be screened from view if it is: (i) visible to the street faced by the residential structure; (ii) located in an unfenced side or rear yard of a residential structure and visible either from an adjoining residential structure or from any adjoining common area; or, (iii) located in a side or rear yard fenced by a wrought-iron fence and visible through the fence either from an adjoining residential structure or from any adjoining common area. The screen must comply with the design guidelines.

11. An Owner is prohibited from using a Generator to generate all, or substantially all, of the electrical power for a residential structure, except when utility-generated electrical power to the residential structure is not available or is intermittent due to causes other than non-payment for utility services to the residential structure.
12. Prior to installation of a Generator, an Owner must submit plans and specifications showing the proposed location of the Generator, as well as any proposed plans and specifications for screening. An ARC application to install a Generator will be submitted and reviewed in the same manner and follow the same process as any other request to modify or improve the exterior of a residential structure. Installation of a Generator cannot begin until approval has been received from the Architectural Review Committee. The Architectural Review Committee is not responsible for ensuring that an approved submission complies with any applicable governmental health, safety, electrical, and building codes.

EXHIBIT B

Those tracts and parcels of real property located in the City of Rowlett, Dallas County, Texas and more particularly described as follows:

- (a) All real property subject to the Declaration of Covenants, Conditions and Restrictions for The WaterView Community, executed by Snapdragon Properties Associates, L.P., as Declarant, recorded on July 7, 1998, in Volume 98131, Page 00453, *et seq.*, in the Real Property Records of Dallas County, Texas, and any other applicable refilings or replatings thereof or amendments, corrections or supplements thereto; and
- (b) All lots and tracts of land situated in **WaterView, PHASE ONE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 10, Map Records, Dallas County, Texas; and**
- (c) All lots and tracts of land situated in **WaterView, PHASE TWO, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 9, Map Records, Dallas County, Texas; and**
- (d) All lots and tracts of land situated in **WaterView, PHASE THREE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 8, Map Records, Dallas County, Texas; and**
- (e) All lots and tracts of land situated in **WaterView, PHASE 4A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99083, Page 88, Map Records, Dallas County, Texas; and**
- (f) All lots and tracts of land situated in **WaterView, PHASE 4B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99137, Page 723, Map Records, Dallas County, Texas; and**
- (g) All lots and tracts of land situated in **WaterView, PHASE 5A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99191, Page 423, together with a replat thereof recorded in Volume 2000097, Page 908, Map Records, Dallas County, Texas; and**
- (h) All lots and tracts of land situated in **WaterView, PHASE 5B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2744, Map Records, Dallas County, Texas; and**
- (i) All lots and tracts of land situated in **WaterView, PHASE 5C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof**

**recorded in Volume 2001129, Page 01092, Map Records, Dallas County, Texas;
and**

- (j) All lots and tracts of land situated in WaterView, PHASE 5D, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000093, Page 03565, Map Records, Dallas County, Texas;
and**
- (k) All lots and tracts of land situated in WaterView, PHASE 6A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2738, Map Records, Dallas County, Texas;
and**
- (l) All lots and tracts of land situated in WaterView, PHASE 6B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2741, Map Records, Dallas County, Texas;
and**
- (m) All lots and tracts of land situated in WaterView, PHASE 6C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002040, Page 00011, Map Records, Dallas County, Texas;
and**
- (n) All lots and tracts of land situated in WaterView, PHASE 7, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001001, Page 143, Map Records, Dallas County, Texas;
and**
- (o) All lots and tracts of land situated in WaterView, PHASE 8A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00111, Map Records, Dallas County, Texas;
and**
- (p) All lots and tracts of land situated in WaterView, PHASE 8B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 102, Map Records, Dallas County, Texas;
and**
- (q) All lots and tracts of land situated in WaterView, PHASE 8C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003102, Page 68, Map Records, Dallas County, Texas; and**

- (r) All lots and tracts of land situated in **WaterView, PHASE 9, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004019, Page 89, Map Records, Dallas County, Texas; and**
- (s) All lots and tracts of land situated in **WaterView, PHASE 10, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02955, Map Records, Dallas County, Texas; and**
- (t) All lots and tracts of land situated in **WaterView, PHASE 11A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02961, Map Records, Dallas County, Texas; and**
- (u) All lots and tracts of land situated in **WaterView, PHASE 11B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00114, Map Records, Dallas County, Texas; and**
- (v) All lots and tracts of land situated in **WaterView, PHASE 12, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02959, Map Records, Dallas County, Texas; and**
- (w) All lots and tracts of land situated in **WaterView, PHASE 13, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 104, Map Records, Dallas County, Texas; and**
- (x) All lots and tracts of land situated in **WaterView, PHASE 14, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004221, Page 208, Map Records, Dallas County, Texas; and**
- (y) All lots and tracts of land situated in **Villas at WaterView, PHASE 1, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00608, Map Records, Dallas County, Texas; and**
- (z) All lots and tracts of land situated in **Villas at WaterView, PHASE 2, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00609, Map Records, Dallas County, Texas; and**

- (aa) All lots and tracts of land situated in Villas at WaterView, PHASE 3, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00612, Map Records, Dallas County, Texas.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
11/17/2015 02:52:44 PM
\$118.00
201500306486

