

CHAMBERS LANDING HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES

The Chambers Landing Architectural Control Committee (ACC) **is created by the Declaration** and is responsible for the harmonious development and maintenance of Chambers Landing. This committee is charged with reviewing all proposed changes within the community.

The requirements, objectives, standards, and procedures contained in these guidelines are intended to establish and maintain a uniform community image for Chambers Landing. Through these guidelines and the design review process, a consensus is achieved between individual aesthetic judgment and the broader interests of Chambers Landing community standards.

These guidelines supplement the protective covenants, the legal document accepted by every homeowner when title to the property is taken. The covenants establish the Architectural Control Committee and require the Committee's written approval before any change to a site or building exterior of a residential property is made.

As stated in the protective covenants, "No building or other improvements ... shall be erected...until the construction plans and specifications and a plan showing exterior materials to be used, exterior elevations, the location of the structurehave been approved by the Architectural Control Committee as to the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography finish grade elevation." (Article III, Section 1 of the Declaration) **Simply stated, no new construction or modification to existing construction (remodeling) is to occur on any lot or exterior of any home without the prior approval of the Committee.** The Committee's responsibility is to insure that the harmonious, high quality image of Chambers Landing is implemented and maintained. The Board of Directors; however, reserves the right to overrule any decision of the Committee.

All ACC applications for construction, repairs, modifications and/or improvements must be accompanied by detailed plans and specifications. Such plans must clearly delineate the location and dimensions of the proposed construction in relation to the dimensions of the lot, existing buildings and/or structures located thereon, and applicable building or setback lines. **Alteration or removal of the building, structure, improvement, repair or modification may be required if it is constructed or performed in any manner or in any location other than that specifically approved by the ACC.**

GUIDELINES SUBJECT TO CHANGE: These Guidelines may be modified from time to time by the Association and its ACC should such modifications be deemed in the best interest of the Chambers Landing Subdivision and/or the homeowners/residents thereof. In the event, these Guidelines shall be by written instrument and a copy thereof shall be available on the Community's website and mailed to all homeowners/members by email at their respective addresses as reflected in the Association's then current records of ownership. It is the responsibility of the property owners to maintain current contact information with the Association.

ASSOCIATION AND ACC DISCLAIMER: The Association and its ACC specifically deny and disclaim any liability or responsibility of any nature regarding the ramifications, impact or result of any ACC approval concerning: 1) adherence with Federal, State or local laws, licensing requirements, guidelines, inspection and/or permit requirements, rules or regulations; 2) injury or damage to persons or property; 3) quality of construction; and 4) impact on the value of the homeowner's property. Unless a specific detailed written variance is issued by the ACC, no construction, repair or modification project may be performed in violation of any of the provisions contained in the applicable Deed Restrictions.

1.0 ROOM ADDITIONS

- 1.1 Room additions, porches, patio covers, porte-cocheres and like additions must conform to site location requirements, observing easements, building and setback lines as provided in the Deed Restrictions and plats and be constructed of materials consistent in architectural appearance and quality with the main structure.
- 1.2 Room additions may not encroach into any utility easement unless the utility company(s) involved have approved and granted their written consent to such encroachment.
- 1.3 Approval of size and shape will depend on architectural style and layout of home, size of lot, and how well the room addition is integrated with the existing residence. The roof of an addition must integrate with the existing roof line of the primary residence so as to appear to have been part of the original home. The roof of any addition must match the roof of the primary residence in all respects (e.g., color, weight, material and method of installation), and may not exceed in height (at any point) the height of the roof of the primary residence

2.0 BASKETBALL GOALS & VOLLEYBALL/BADMINTON GOALS/NETS

- 2.1 The basketball backboard may be mounted on the garage or placed on a pole on the side of the driveway. Basketball goals may not be installed, placed or located at any location directly or diagonally in front of the primary residence on the lot. Further, no basketball goal may be placed closer than ten feet (10') to any street. Only a single basketball goal may be installed at any one residence. If the backboard is mounted onto the roof of the garage, the mounting structure must be painted to match the primary color of the residence.
- 2.2 Basketball goals may be approved for backyard placement when building setback lines and easements are observed. When choosing the location, the impact on neighbors must be considered.
- 2.3 The basketball goal backboard, net and post must be maintained in excellent condition at all times. If the basketball goal is allowed to fall into a state of disrepair, the basketball goal, and all components thereof, will be subject to immediate removal at the request of the ACC.
- 2.4 Any badminton net, volleyball net, soccer goal, trampoline or other such structure may be approved for backyard placement only. Consideration should be given to the placement of the net, goal, trampoline or other such structure, which structure should be located as far as possible from the neighboring property line.

3.0 PATIO COVERS

- 3.1 Patio covers should be constructed of materials which complement the main structure.
- 3.2 Prefab or free standing covers made of aluminum, other metals or fiberglass will NOT be approved.
- 3.3 If attached to the house, a patio cover must be integrated into the existing roof line, and the shingles must match the roof of the residence (e.g., color, weight, material and method of installation). The roof of the patio cover may not exceed in height (at any point) the height of the roof of the primary residence. The entire patio cover and posts should be trimmed to match the house. Supports must be painted/stained wood, metal, or brick/stone columns. No exposed pipe is allowed.
- 3.4 Acceptable patio cover construction materials are as follows:
 - A. Painted wood (to match trim of house).
 - B. Natural pressure treated wood such as cedar, fir, pine and redwood may be used. Treated pine must be painted or stained.
 - C. Neither canvas, nor any other cloth material, may be used as a roofing material on a patio cover.

4.0 FENCES AND WALLS

- 4.1 No fence, wall, hedge, pergola or other attached or detached structure shall be erected, grown or maintained on any lot parallel to the street forward of the building line of such lot. **No fence may project closer to the street than the applicable front corner of the primary residence** (dwelling) on that Lot.
- 4.2 Fences visible from any street should be constructed in such a manner that smooth face pickets will face the street and horizontal or diagonal rails and vertical posts face into the rear or side yard.
- 4.3 In no event shall fences constructed of pipe, chain link, wire or wire mesh be erected on any lot. Wood fences shall be constructed of cedar, redwood or pressure treated lumber . Other acceptable fencing/wall materials include black painted wrought iron, stone and masonry.

5.0 EXTERIOR LIGHTING

- 5.1 Exterior lighting should be of a wattage or lumen count which will NOT affect neighboring homes. When choosing the location of lighting, the impact on neighbors must be considered.
- 5.2 Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes.
- 5.3 Aesthetically installed low voltage landscape lighting may receive ACC approval.

6.0 SECONDARY STRUCTURE

- 6.1 One secondary structure may be constructed provided it contains a minimum of 500 square feet and cannot exceed 1200 square feet.
- 6.2 Consistent with the general guidelines stated in Article IV, Section 1.0 of the Declaration, the standard, type, quality and color of the materials used in the construction of the secondary structure must be harmonious with the standard, type, quality and color of the materials used in construction of the main residence on the lot. Shingles and paint utilized must match that of the residence.
- 6.3 Prefabricated metal or vinyl buildings do not meet the standard of harmony under these Guidelines.

7.0 AWNINGS/SHADE SCREENS

- 7.1 An awning is a retractable, roof-like shelter fitted over windows or doors to provide protection from the sun, rain and wind, usually made of canvas and stretched over an adjustable metal frame.
- 7.2 Awnings/Shade Screens must be one (1) color and harmonious with the color of the house. Awnings and shade screens must be retracted when not in use and maintained in good condition and working order. Removal of unsightly shades and awnings may be required by the ACC. All awnings, including the color, material, and placement thereof, must be approved by the ACC.

8.0 DECKS AND HOT TUBS

- 8.1 All exterior wood must be cedar, redwood or treated lumber. 6X6 posts are recommended for safety as well as aesthetics. Wrought iron materials may be used in place of wood. Other materials such as composite/synthetic decking will be reviewed in the same manner.
- 8.2 Hot tubs or spas on decks or patios are NOT acceptable in front of any resident. Landscaping, a lockable cover, and safety fencing must meet county requirements.

9.0 EXTERIOR PAINTING

- 9.1 Exterior colors should be reserved and harmonious with the surrounding area. Earth tones and neutral colors are preferred.
- 9.2 A color sample or paint chip of the proposed exterior color of any new construction must be attached to each application submitted. Any change in color from the existing ACC approved color of the residence must first be approved by the ACC. No approval is required when repainting the same exact color previously approved by the ACC.

10.0 ALTERNATIVE ENERGY SOURCES

- 10.1 Any solar panels and related appurtenances and equipment shall be designed and constructed so as to appear as an integrated part of the building Architecture. This shall generally mean that the panels shall be roof-mounted so that the top surface is flush with the roof surface, with all appurtenances recessed into the structure's attic. When solar orientation prohibits this approach, the roof shall be altered so that the panels appear to be "built-in", i.e., sides and bottoms of the panels and any piping, etc., shall not be visible.
- 10.2 If the panels are ground or wall-mounted, they shall be integrated into a structure using compatible materials so that the panels appear as a natural extension of the house.
- 10.3 Other alternative energy sources such as wind machines are generally not allowed.

11.0 POOLS

- 11.1 ACC approval is required before contracts are finalized. All pools must be installed in-ground behind the main residence. No above ground pools are acceptable.
- 11.2 All plans must meet county and local regulations for permits.

12.0 MAILBOXES

- 12.1 Mailboxes must be constructed of brick, stone or a combination, thereof, in a size uniform and consistent with others in the community.

13.0 RAIN BARRELS AND RAIN HARVESTING SYSTEMS

- 13.1 Rain barrels and/or rain harvesting systems are permitted provided they meet certain architectural requirements. ACC approval is required and will be evaluated on aesthetics, size, color, placement and visual impact on neighboring properties.
- 13.2 No device shall be placed, constructed or maintained in front of any residence.
- 13.3 If located on the side of a house or visible from the street, another lot or common area, barrels must be shielded using appropriate landscaping or fencing. Large collective tanks should be buried according to manufacturer's specifications.

14.0 FLAG DISPAYS

- 14.1 Property owners may display US, Texas, or military branch flag only, in accordance with the US/Texas flag code.
- 14.2 One flagpole per property, not more than 20 feet in height is allowed. The flagpole (freestanding or attached to a dwelling) must be constructed of permanent, long-lasting materials, with an appropriate finish that is harmonious with the dwelling.
- 14.3 The flag and flagpole shall be maintained in good condition and any deteriorated flag or structurally unsafe flagpole must be repaired, replaced, or removed.

15.0 RELIGIOUS DISPLAYS

No Religious Display may:

- contain language or graphics patently offensive to a passerby;
- be larger than 25 cumulative square inches in size or
- use a material or color for an entry door that is prohibited by the governing documents.

Submitting Applications: Each property owner is responsible for submitting an application for ACC approval of plans and specifications for all projects that modify, change or improve the external appearance of their property. Forms may be obtained from the Chambers Landing website, (chamberslanding.org) or from any ACC member. Completed forms may be submitted to any ACC member or mailed to: ACC – Chambers Landing, Post Office Box 1353, Corsicana, TX 75110 .

ACC Approval: The ACC is responsible for approving or rejecting each application. Work should not be initiated until the owner has received written ACC approval. ACC failure to respond in writing within 30 days of receiving the application shall mean approval of the application.

Disapprovals: Modification or changes to homeowner property made prior to ACC approval and subsequently disapproved by the ACC or Board, **may be removed at the expense of the homeowner.**

Appeal of ACC Ruling: A member may challenge the ACC ruling at any time. This must be in the form of a written appeal to the Board within 30 days of the receipt of the ACC's written decision. The Board will normally consider such challenge at its next regularly scheduled meeting if sufficient time exists from the date of notice of the challenge for investigation, hearing and deliberation. Any delay in action by the Board should not be assumed to be acceptance or rejection of the ACC decision.

By our signatures hereto, the undersigned, being all of the Directors of the Association, confirm the approval and adoption of these Architectural Guidelines as of this 24th day of August, 2013.

Mark E. Abel, Mark Abel, President

Lanny A. Gilliam, Lanny Gilliam, Vice President

Paula Gilliam, Paula Gilliam, Treasurer

Matt Dulworth, Matt Dulworth, Director

Valerie Minnick, Valerie Minnick, Director

Jane Abel, Jane Abel, Secretary *NOT A DIRECTOR*

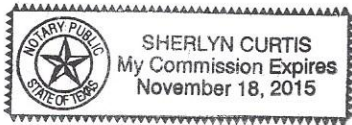
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THE STATE OF TEXAS §

COUNTY OF NAVARRO §

This instrument was acknowledged before me on 28th day of August, 2013, by Lanny Gilliam, Vice President of Chambers Landing Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Sherlyn Curtis
Notary Public Signature



Filed for Record in:
Navarro County

On: Aug 28, 2013 at 11:18A

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By,
Christine Blackerby

AFTER RECORDING RETURN TO:

Chambers Landing Homeowners Association, Inc.
Jane Abel, Secretary
Post Office Box 1353
Corsicana, Texas 75110

STATE OF TEXAS COUNTY OF NAVARRO

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded and stamped hereon by me.

Aug 28, 2013

Sherry Dowd, COUNTY CLERK
Navarro County