

## **I. ARCHITECTURAL REVIEW COMMITTEE GUIDELINES FOR HOMEOWNERS**

### ***A. Review and Maintenance Standards***

---

### **B. FENCES, WALLS, RETAINING WALLS, YARDS, LANDSCAPING, AND DECORATIONS**

(i) Rule Proposed: October 5, 2012

(ii) Rule Adopted October 5, 2012

#### **1. ARCHITECTURAL COMMITTEE PHILOSOPHY**

- a) **Yards, fences, and landscaping must be constructed and maintained to compliment the neighborhood and residence. Poorly designed and maintained areas reflect poorly on the neighborhood and the residence.**
- b) **The homeowners will have the latitude to develop a yard that reflects his or her own individuality while not allowing it to clash with or detract from the overall appearance of the neighborhood. Designs or landscapes that are neglected or that become overgrown or offensive to others must be avoided.**

#### **2. SPECIFIC COMMITTEE RULES**

##### **a) LOCATION AND DRAINAGE**

*(1) No improvement may interfere with the established drainage pattern over the owner's or any other property. Improvements shall be located to prevent runoff from affecting adjacent properties or common areas*

##### **b) TREES, PLANTS and SHRUBS**

*(1) Shall be located so as not to interfere with neighboring property*

*(2) Trees, plants, shrubs, walls and fences shall not be allowed to interfere with sight distances of traffic as outlined in Article 7.25.*



**c) COLORS:**

*(1) Landscape materials and decorations shall be of their natural earth tone color. Other non-earth tone colors shall require specific approval of the Architectural Review Committee*

**d) MAINTENANCE**

*(1) Lawns, including backyards, shall be mowed and cleared of weeds*

*(2) Dead plants, trees, flowers and other unsightly landscaping materials shall be removed promptly*

*(3) Diseased lawns, plants, trees, etc., are to be promptly treated or removed to prevent spread to others*

*(4) All Fences are to be properly maintained*

*(5) Posts, cross-members, and pickets are to be unbroken, not grossly warped and in good condition. Damaged fences are to be immediately repaired with materials matching the original construction*

**e) MATERIALS:**

*(1) Trees are to be planted and maintained, just as they were set into the landscaping post construction*

*(2) Landscape Projects shall be completed within 90 days of start*

*(3) Dead trees are to be removed immediately and replaced in the next season appropriate for tree planting. The number and size of trees shall be maintained on the property*

*(4) Landscape materials shall normally be stored behind the fence line except as needed during landscaping activities*

*(5) Only natural stone(s) or matching brick, in good condition, may be used in landscaping activities*

**f) FENCES**

*(1) At least a 6' wood privacy fence is required to be constructed and maintained with materials and in the manner outlined in CC&R's*

*(2) Replacement fence construction as outlined in CC&R's may be constructed without additional Architectural Committee approval*

*(3) Fence Pickets in Flagstone Creek, when time comes to replace the original and subsequent fence material, shall be replaced with made of Cedar, Cypress, Spruce or Redwood, and must be sealed to prevent deterioration and greying. Fences may be sealed with a semi-transparent or natural clear stain*

*(4) Fences shall not be painted with opaque stains or exterior latex or enamel paints. Wrought iron is permitted for sections in yards facing retention pond areas or greenbelt areas as per the CC&R. Colored stains are not permitted*

*(5) No fence is to be constructed of any other material or in any other color without prior Architectural Committee approval*

*(6) No fence gate that provides direct access to common areas such as greenbelts, roadways, and parks is to be constructed without approval of the Architectural Review Committee*

**g) WALLS AND RETAINING WALLS**

*(1) Walls around flowerbeds that ARE adjacent to the primary residence, that are compatible with the primary residence in material and color, and that are less than 2 feet tall at their tallest point, do not require prior Architectural Committee approval*

*(2) Walls around trees and flowerbeds that ARE NOT adjacent to the primary residence, that are compatible with the primary residence in material and color, and that are less than 1 foot tall at their tallest point, do not require prior Architectural Committee approval*

*(3) If there is any question about compatibility, the resident should contact the Architectural Committee for guidance, prior to beginning the project*

*(4) All other walls and retaining walls require prior Architectural Committee approval*

**h) LANDSCAPING AND YARDS**

*(1) All landscaping shall be compatible with the neighborhood*

*(2) No prior approval is required for the planting of trees or the establishment of flowerbeds or other minor landscaping that is compatible with the neighborhood and does not require the use of heavy equipment for installation*

*(3) All landscaping shall be maintained as outlined above*

*(4) Front and side lawns are to be sodded*

*(5) Lawns must be cut regularly. Turf grasses must be maintained at less than 8”*

*(6) Future rule*

*(7) Future rule*

*(8) Future rule*

*(9) Future rule*

*(10) Future rule*

*(11) Future rule*

*(12)*

*(13)*

*(14)*

*(15)*

*(16)*

*(17)*

### **3. DECORATIONS, YARD ART, FOUNTAINS, AND STATUES**

- a) All such outdoor decorations shall be designed to complement the neighborhood and the residence**
- b) All such decorations shall be in good taste**
- c) Decorations, in front of the residence fence, shall not reflect a design that may be offensive to other residents**
- d) Determination of this suitability is at the sole discretion of the Architectural Committee**
- e) Decorations shall be well maintained**

### **4. HOME AND YARD LIGHTING**

- a) Home and yard low voltage architectural lighting is permitted without prior Architectural Committee approval if**
- b) Clear light bulbs must be utilized. Colored bulbs may be used only during holiday periods**
- c) Lighting is directed away from adjacent properties**
- d) All lighting cables are buried below the yard surface**
- e) Control systems are neatly installed**
- f) Light fixtures must compliment the neighborhood and the residence**
- g) Industrial size “security light” fixtures are not permitted**
- h) All other yard lighting systems require prior Architectural Committee approval**

### **5. SPRINKLER SYSTEMS**

- a) Underground sprinkler systems are permitted without prior Architectural Committee approval. However**

*(1) Sprinkler systems must be constructed with all underground materials by certified professionals*

*(2) Systems must be designed and maintained to water the intended yard area without excessive watershed*

*(3) Systems must be permitted by the City of Rockwall*

**b) SEASONAL HOLIDAY DECORATIONS, LIGHTING**

*(1) Temporary Holiday lights and decorations may be erected no more than 45 days before the holiday and must be removed within 30 days after the holiday*

*(2) Holiday lights must be removed at times other than the above. Small mounting clips for lights that are not easily visible from the street or adjacent properties, may be left in-place year-round*

**c) FLAGS AND FLAGPOLES**

*(1) The proper display of United States and Texas Flags is required which includes only displaying the US flag with directional lighting at night*

*(2) The temporary display of other small flags, such as University flags or pennants is permitted; so long as the flag or pennant is in good-taste*

*(3) The installation of flag brackets on homes may be done without prior Architectural Committee Approval*

*(4) The in-ground installation of Flag Poles requires prior Architectural Committee Approval*

*(5) All flags and pennants must be properly maintained*



### ***C. REQUIRED SUBMISSIONS***

- 1. Except as outlined above, all improvements require Architectural Committee approval PRIOR to construction or modification**
- 2. In all cases, if in doubt about compatibility, the resident should request approval from the Architectural Committee prior to beginning construction. The following must be submitted**
- 3. A Site plan showing location on the lot, including the building footprint and distances from the edge of the lot**
- 4. A plan, brochure, or specific description, including dimensions. This description shall also show specific height of the improvement**
- 5. Specific information showing type of material and color shall be provided**
- 6. Samples of materials must be submitted upon request**

### ***D. KNOWN REGULATIONS BY OTHER AGENCIES***

- 1. Buildings may be subject to Setbacks, Easements, Drainage, and Impervious Cover. Owners contemplating improvements affecting a large portion of their property should review Impervious Cover restrictions on their property**
- 2. Some improvements may require a City of Rockwall Building Permit**

**Table of Contents**

I. ARCHITECTURAL REVIEW COMMITTEE GUIDELINES FOR HOMEOWNERS 1

- A. Review and Maintenance Standards ..... 1
- B. FENCES, WALLS, RETAINING WALLS, YARDS, LANDSCAPING ..... 1
  - 1. ARCHITECTURAL COMMITTEE PHILOSOPHY ..... 1
  - 2. SPECIFIC COMMITTEE RULES ..... 1
  - 3. DECORATIONS, YARD ART, FOUNTAINS, AND STATUES ..... 5
  - 4. HOME AND YARD LIGHTING ..... 5
  - 5. SPRINKLER SYSTEMS ..... 5
- C. REQUIRED SUBMISSIONS ..... 7
  - 1. Except as outlined above, all improvements require Architectural Committee approval PRIOR to construction or modification ..... 7
  - 2. In all cases, if in doubt about compatibility, the resident should request approval from the Architectural Committee prior to beginning construction. The following must be submitted ..... 7
  - 3. A Site plan showing location on the lot, including the building footprint and distances from the edge of the lot ..... 7
  - 4. A plan, brochure, or specific description, including dimensions. This description shall also show specific height of the improvement ..... 7
  - 5. Specific information showing type of material and color shall be provided .... 7
  - 6. Samples of materials must be submitted upon request ..... 7
- D. KNOWN REGULATIONS BY OTHER AGENCIES ..... 7
  - 1. Buildings may be subject to Setbacks, Easements, Drainage, and Impervious Cover. Owners contemplating improvements affecting a large portion of their property should review Impervious Cover restrictions on their property ..... 7
  - 2. Some improvements may require a City of Rockwall Building Permit ..... 7