

ARCHITECTURAL GUIDELINES – KNOLLCREEK HOMEOWNERS' ASSOCIATION

These guidelines are a summary of architectural requirements from 1) the Knollcreek Homeowners' Association Declaration of Covenants (Declaration), 2) Association Covenants, Conditions, and Restrictions (CCRs), and 3) supplemental guidelines established by the Architectural Control Committee (ACC) under authority of the Association's governing documents. Each of these documents is on file with the Bexar County Clerk, or you may read them at the Knollcreek section of our management company's website. **These guidelines supersede those recorded originally with the Bexar County Clerk on January 20, 2010.**

These are not all-inclusive standards. Rather, they are guidelines provided to assist homeowners in determining what architectural improvements the ACC is likely to approve. Should any of these guidelines conflict with current Association Declaration or CCRs, City ordinances, or State or Federal laws, the other documents shall take precedence over these guidelines.

The ACC will base decisions regarding architectural requests primarily on their consistency with Association covenants, aesthetic compatibility with the rest of the community, and potential impacts on the property under review as well as surrounding properties. Per the Association covenants, and consistent with State laws, ACC decisions are final and binding; they are not appealable to the Association's Board of Directors.

Definitions

• For purposes of these guidelines, the following words and terms have the meanings indicated:

- Addition: any structural change that increases the internal square footage of a structure
- Antenna/Dish, Pre-approved:
 - a. One meter (39.37") or less in diameter and used to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, or
 - b. One meter (39.37") or less in diameter or diagonal measurement and used to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite, or
 - c. Designed to receive local television broadcast signals, or
 - d. Designed to receive and/or transmit data services, including Internet access

Fixed wireless signals do not include, among other things, AM/FM radio, amateur ("HAM") radio (but see 47 C.F.R. §97.15), Citizens Band ("CB") radio, Digital Audio Radio Services ("DARS") signals, and television antennae used to receive a distant signal.

This definition is subject to guidelines given below in the section for Antennae and Dishes.

- Consistent: must match, or, when no match can legitimately be found, must adequately blend
- Compatible: harmonious
- Constructed landscaping: includes, but is not limited to walls, fencing, planters, anything anchored to the ground with concrete or mortar,

poured or paved walkways, patios, decks, ponds, electric lighting (120v), and the like. Fountains, whether anchored to the ground or merely set on the ground, are considered constructed landscaping.

- Improvement: something done or added to real property that increases its value
- Installation: items such as a cable system, TV antenna/dish, air conditioning equipment, patio, deck, and the like that are not an integral part of a structure but are attached to or appurtenant to a structure
- Masonry: brick, rock, stucco, ceramic tile, or clay-based material
- Modification: addition to and/or alteration of an existing improvement's color(s), material(s), and/or design
- Non-constructed landscaping: includes, but is not limited to, planted or potted vegetation, stones or rock set on the ground, mulch or like ground cover, garden borders easily pulled out of the ground, low-voltage accent lamps, or decorations that otherwise do not require construction or erection.
- Outbuilding: a detached building/shed subordinate to the house
- Rear yard: the area behind the front fence

General Requirements (these apply to all sections)

- **Modifications, improvements, and installations affecting the exterior of properties, unless specifically noted otherwise within these guidelines, require approval of the ACC prior to commencement. Those affecting the interior do not require approval.**
- Repairs and repainting to existing improvements that



ARCHITECTURAL GUIDELINES – KNOLLCREEK HOMEOWNERS' ASSOCIATION

involve no changes to existing colors, materials, or design do not require approval

- Obtain required building permits and provide a copy to the ACC after approval of requests but prior to commencement of your project
- Improvements must meet City Code
- Place no structure or other improvement, except landscape and non-constructed landscape-related improvements, between the front property line and the front fence unless excepted by these guidelines or otherwise approved
- Permanent improvements shall not be constructed within easements (typically, but not necessarily, five feet from the property lines)
- Do not obstruct platted drainage on your property or those of neighboring properties
- Materials, colors, and design for modifications, improvements, and installations must be compatible with:
 - Those of the existing house
 - Those of the houses in the immediate and general neighborhood
- Identical color schemes on multiple homes must be separated by at least two intervening lots in all directions
- Use sound construction techniques and durable materials
- Building materials and equipment:
 - Are not to be placed or stored upon a lot until ready to commence improvements
 - Shall not encroach on sidewalks or neighboring properties
 - Shall be removed promptly upon completion of work

Additions

- Exterior materials, colors, and design must be consistent with the rest of the structure unless otherwise approved
- Masonry coverage must meet covenant minimums

Air Conditioning Equipment, Central

- Outdoor components must be on the side or rear of the house, preferably behind the front fence
- No taller than the fence top

Air Conditioning, Window-unit

- May be used only in outbuildings that do not have central air conditioning, unless otherwise approved
- Must be securely fastened
- Should be angled slightly below level to

accommodate drainage

Antennae and Dishes

- Antennae and dishes meeting the above definition of *Antenna/Dish, Pre-approved* do not require approval if each of the following five guidelines are met
 - None will be allowed on or in front of the face of the house
 - Placement is behind or on the rearward half of the house
 - If mounted on the roof, must be attached rearward of and not extend above the peak of the roof
 - If placed on the side of the house, placement will be along the rear half of the house, extend upwards only far enough to receive a good signal, and not extend above the peak of the roof
 - Dishes shall not exceed one meter (39.37") in diameter
- Homeowners may request a waiver of the five guidelines immediately above if the owner can substantiate that placement within the guidelines cannot provide adequate signal reception. If it is necessary for a waived antenna/dish to extend above the peak of the roof, it will be no taller than necessary to obtain good reception
- All other antennae and dishes that do not meet the definition for *Antenna/Dish, Pre-approved* as well as the five guidelines above must be approved
- Ensure safety precautions are addressed for equipment with potential for radio frequency hazards

Athletic Equipment

- Permanent basketball backboards may be installed without approval if they are attached to the house and placed over the garage
- All other athletic equipment require approval

Cable Television

- Place connection boxes in the rear yard
- When cable line must be run on the outside of the house and the provider offers a choice of colors, request that the cable installer use the cable color that best blends with house colors

Clotheslines

- Shall be concealed from general view at street level by fences, buildings, and/or landscaping

Decks, Patios, and Covers

- Colors, materials, and design are to be compatible with the house
- Must not be within 10 feet of an adjacent dwelling unless otherwise approved

ARCHITECTURAL GUIDELINES – KNOLLCREEK HOMEOWNERS' ASSOCIATION

Driveways

- To be constructed of concrete
- Decorative inlays and surface texturing may be considered

Electrical Conduit

- Exterior conduit must be painted to match the color(s) of the house along which it runs

Equipment and Machinery

- Place in rear yard
- No taller than the fence top

Fences, Property Walls, and Gates

- Material preference is wood or masonry; will consider wrought iron
- 6-foot height, privacy
- No "open" or "post-and-rail" design
- If wood:
 - Must be cedar or very similar in appearance
 - Must be boarded vertically and plumb
 - Those facing streets must be boarded such that no support posts or crossbeams show to the street
- May not be painted
- Staining:
 - Allowed **ONLY** if clear/transparent in color
 - Resin and oil blend formulae preferred
 - The only pre-approved stain is Behr "Natural" transparent – #500
- Side fences/walls may not extend any closer to the street fronting the house than the front, outermost corners of the house, except that low-height decorative and retaining walls may be approved beyond this distance
- Fence/wall lines and tops are to be aligned with those on adjacent properties
- Fences/walls that run along level or nearly level surfaces must present a level, horizontal top
- Fences/walls that run along sloping or irregular surfaces may be completed in one of two ways:
 - The fence slopes with the terrain and presents a smooth curve across the top; or
 - The top presents a straight line and the individual boards are cut at the bottom to lengths that conform to the contour of the ground
- Fences/walls abutting Knollcreek Boulevard must be on the lot line and may have no gates or other passageway
- No chain-link fencing may be visible from ground-

level view when standing outside the property lines

- The preference is for gates within wooden fences to be consistent with the fence in design, material, and height

Flagpoles and Flags

- Standard wall-mounted flagpoles do not require approval but shall display only one flag each and be limited to three visible from the front of the house
- Ground-mounted flagpoles shall:
 - Be erected no closer to any street (located to the front or side of the house) than 15 feet and no closer to any side or rear lot line than 10 feet
 - Be of a height appropriate to the height of the house
 - Be limited to one pole
 - Have a halyard designed to avoid loud "clanging" and/or "clapping" noise
- All flagpoles:
 - Shall be made of durable materials harmonious with house materials
 - Shall be structurally sound and securely anchored
 - Shall be in good repair with little or no rust
 - Lighting shall not:
 - Shine directly on or into neighboring homes
 - Create a vision hazard for motorists
- Flags shall:
 - Be no greater than 4' by 6'
 - Contain no language, graphics, or display that would be offensive to the ordinary person or would be considered a "commercial" flag by City ordinance
 - Be in good condition (little or no fraying and/or fading)
 - If a US and/or Texas flag, be displayed according to applicable State or Federal standards
 - Be displayed on a flagpole unless otherwise approved

Fountains

- Keep the size proportional to the size of the yard
- Extreme size, design, and/or decoration will likely not be approved

Garages and Carports

- Garages may not be converted to other purposes, in whole or part
- Carports will likely not be approved

ARCHITECTURAL GUIDELINES – KNOLLCREEK HOMEOWNERS' ASSOCIATION

Landscaping

- Vegetation and non-constructed ground cover do not require approval, but must meet other applicable requirements listed in this section
- Must present a neat appearance
- Constructed landscaping must be compatible with the house.
- Must ensure proper drainage for the affected property and that of adjacent properties
- Shall not create an adverse condition for neighboring properties
- Vegetation or other improvements must not obstruct traffic sight lines (must provide a clear line of sight in the area 3' to 8' above street level) on:
 - Corner lots, either 1) within a triangular area formed by the street property lines and a line connecting them at points 25 feet back from the point where the street property lines intersect or 2) per City ordinance for clear vision areas, whichever provides the greater clear vision area
 - All lots, at least 10 feet back from the front property line
- Trees must be trimmed at least 8 feet above sidewalks

Lighting, External

- Shall be positioned so as not to be a nuisance to neighbors or a hazard to street traffic
- Minimize the need for conduit
- Low-voltage accent lights do not require approval
- Lamp posts of extreme design and/or decoration will likely not be approved
- Security lighting shall be kept to a reasonable number and level of light

Outbuildings

- To be located on the rear 1/3 of the lot unless otherwise approved
- Size to be no greater than 10% of the floor area of the main dwelling unless otherwise approved
- No more than one story unless otherwise approved
- No closer to rear and side lot lines than 5 feet
- Materials, colors, and design to be consistent with house

Paint and Stain, Structural

- Residential-grade exterior acrylic-latex-based paint is the preferred finish material
- Color schemes shall have a minimum palette of two colors and a maximum palette of three colors

- To assist in selecting colors for approval, use the following guidelines:
 - Earth tones are preferred; these draw from a color palette of browns, tans, grays, greens, oranges, yellows, whites, blacks, blues, and some reds
 - Color palettes will fit in context of surrounding homes
 - Color schemes must be compatible with roof and masonry colors
 - Using darker or lighter shades within a single color palette instead of a contrasting color may be acceptable
 - Muted earth tone accent colors for shutters, moldings, doors, window sashes, brackets, columns, and porch decks are acceptable
 - Intense colors and extreme contrasts of color are not acceptable

Pools and Ponds

- Keep all portions, except slides, below the fence top
- Maintain to avoid mosquito breeding

Rainwater Harvesting Systems

- Shall be placed in the rear yard and as far back from the front fence as practicable while still allowing for economic installation
- Should be no taller than one story
- Shall be of a color compatible with the owner's house and adjacent houses
- Shall be maintained in good condition and appearance and capable of performing its intended function
- Shall be covered or sealed sufficiently to avoid mosquito breeding

Roofing and Appurtenances

- Roofing materials must be rated for a useful life of at least 20 years
- Roofing is to be one consistent color and material unless otherwise approved
- Wood shingles cannot be approved
- Metal roofing may be approved; color must be compatible with the residence and surrounding houses
- Attic venting must be neat and properly installed; there shall be no appreciable noise
- Place attic ventilators on the rearward side of the roof and below the peak of the roof unless otherwise approved
- Rain gutters and downspouts must be compatible with adjacent trim color and positioned to avoid a

ARCHITECTURAL GUIDELINES – KNOLLCREEK HOMEOWNERS' ASSOCIATION

flooding hazard for neighboring properties

- Soffit vent screens are to be in place and securely fastened

Signs

- Except for address numbering/placards and as noted in the remainder of this section, signs shall not be attached to a structure or anchored to the ground without ACC approval
- May display one sign notifying the public of the presence of a security system, provided the sign is no larger than two square feet
- Political signs may be posted without approval provided they meet the following requirements, consistent with State law:
 - Shall be ground-mounted only; no postings on buildings, fences, walls, landscaping, etc.
 - Put up no earlier than 90 days prior to the election and removed no later than 10 days after the election
 - One sign permitted per candidate or ballot issue
 - No larger than 4' x 6'
 - Has no adornment attached (e.g., streamers, balloons, lights)
 - Are not accompanied by audio announcements
- Temporary signs used for special occasions (such as birthdays, birth announcements, school spirit, and the like) are permitted for a period of one week
- Signs of any type shall:
 - Contain no language, graphics, or display that would be offensive to an ordinary person
 - Be located to ensure proper traffic sight lines, as described in the section for *Landscaping*

Solar Energy Devices

- Placement shall normally be either on the roof or within a fenced-in rear yard
- If on the roof:
 - Shall be mounted where least visible from adjacent street(s) unless an alternate location is approved to increase the estimated annual energy production of the device by more than 10 percent
 - Shall extend neither above the peak of the roof nor beyond the roofline
 - Shall normally conform to the slope of the roof and should have a top edge parallel to the roofline
 - The frame, support bracket(s), or visible piping or wiring shall be silver, bronze, or black tone commonly available in the marketplace or another color compatible with roofing material color
- If in the rear yard:
 - Shall be no taller than the top of the fence
 - Locate off all platted easements (usually but not necessarily five feet from each property line)

Sprinkler Systems

- Do not require approval if the only portion of the system that is above ground level is the controls

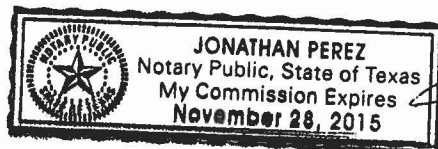
Walls, Exterior House

- Preferred materials are wood and masonry
- Aluminum/vinyl siding will be considered
- Masonry coverage must meet covenant minimums, unless otherwise approved
- No painting of masonry
- No external burglar bars or like attachments
- Window shades to be compatible with house colors, materials, and design


Darrell Brietzke
President, Knollcreek Homeowners Association

Before me on this day personally appeared Darrell Brietzke, President of the Knollcreek Homeowners Association (KHA), known to me to be the person whose name is subscribed to the foregoing instrument and certified that the Board of Directors of the KHA approved these Architectural Guidelines on July 9, 2012 and authorized the KHA Architectural Control Committee to file these Architectural Guidelines with the Bexar County Clerk on behalf of the KHA.

Given under my hand and seal of office this 20th day of July, 2012.




Notary Public
My Commission Expires November 28, 2015

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this Instrument was FILED In File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

AUG 10 2012



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20120154149 Fees: \$36.00
08/10/2012 11:18AM # Pages 6
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

