

Preston Highlands North Estates Homeowners Association, Inc.

Neighborhood Architectural Standards and Lot Information



Architectural Standards Bulletin adopted and reaffirmed by the Board and ACC xx/xx/xxxx

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Introduction

We're pleased to share with you the Architectural Standards and Lot Information Bulletin, created to offer clear and easy-to-follow guidelines for any changes or additions you may be considering for your home and yard in Preston Highlands North Estates. It compiles both existing guidelines from the CCRs and new standards, all in one convenient place. Where applicable, specific references to the CCRs, including Article and Section, are provided to help you navigate the guidelines.

Our goal with this bulletin is to ensure that all architectural projects in our community meet high standards of taste, design, quality, and harmony. By maintaining these standards, we help preserve the beauty of our neighborhood and protect the value of every property within it.

This bulletin is issued under the authority of the Architectural Control Committee (ACC) as outlined in **Article VIII, Section 19** of the Declaration of Covenants, Conditions, and Restrictions (CCRs) which also covers the ACC's overall authority regarding approval for exterior changes and additions.

Thank you for your attention to these important guidelines, and for your ongoing commitment to maintaining the charm, beauty and integrity of our community.

***Download CCRs at
cma.cincwebaxis.com***

Understanding the Covenants

The Covenants are an essential part of the documents you received during the settlement (or “closing”) of your property. They were established to safeguard the value of your investment in your home, and we hope you’ve had the chance to review and understand them. These Covenants set forth certain minimum standards for land use, architectural design, and property maintenance throughout our neighborhood.

Changing the Covenants requires the approval of 67% of homeowners, and they are legally tied to your property as part of your deed of ownership. Our goal is to help you enjoy your private property and our shared community spaces to the fullest, while also honoring your responsibilities to your fellow residents.

One key aspect of the Covenants is the provision for an Architectural Control Committee (ACC). This Committee is made up of volunteer members appointed by the Board of Directors from within our homeowner’s association. The ACC may establish specific guidelines and building standards to help homeowners understand the types of structures and designs that are permissible within our community, as outlined in **Article VIII, Section 19** of the Covenants. If you’re interested in contributing to the community by serving on this Committee, please reach out to a member of the Board or our HOA management company. This approach ensures that the process remains in the hands of your elected representatives and their chosen appointees.

Additionally, our Homeowners Association employs a professional property manager who is available to assist you with the preparation of exterior alteration applications and to address any questions or concerns you may have about architectural and maintenance matters.

The Process

ACC Approval Required for Improvements

“No building, structure, fence, wall or improvement of any kind or nature shall be erected, placed or altered on any Affected Lot until all plans and specifications, a plot plan and one or more surveys have been submitted to and approved in writing by the Architectural Control Committee:

- (i) quality of workmanship and materials; adequacy of site dimensions; adequacy of structural design; proper facing of main elevation with respect to nearby streets;
- (ii) minimum finished floor elevation, mandatory brick shelf elevation, and proposed footprint of the dwelling;
- (iii) conformity and harmony of the external design, color, type and appearance of exterior surfaces and landscaping;
- (iv) location with respect to topography and finished grade elevation and effect of location and use on neighboring Affected Lots and improvements situated thereon; drainage arrangements; and
- (v) the other standards set forth within this Declaration (and any amendments hereto) or as may be set forth within bulletins promulgated by the Committee, or matters in which the Committee has been vested with the authority to render a final interpretation and decision.

The Committee is authorized and empowered to consider and review any and all aspects of dwelling construction which may, in the reasonable opinion of the Committee, adversely affect the living enjoyment of one or more Owners or the general value of the Property.”

(Source: CCRs Article VIII Use Restrictions, Section 19)

It’s important to note that approval from the Architectural Control Committee (ACC) means your proposed alteration or improvement aligns with the intent of the Covenants. However, ACC approval does not guarantee that the City will accept your design or that it meets all City building codes. Similarly, City approval of your design does not guarantee ACC approval. To ensure a smooth process, be sure to seek both ACC and City approvals where necessary. What are the steps for approval of plans?

Step #1 - Planning and Design

Sources of information available to assist you in the design and approval process:

- The architectural and design standards contained in this document
- Any member of the ACC
- CMA Management
- The City Building Inspection Division for permits

Step #2 - Completing and Submitting the Application

Obtain an application from the CMA website (CMA website at cma.cincwebaxis.com). Make sure you fully complete the application and attach ALL information required by this document. Applications not having all the required information are automatically denied until further information and clarification can be obtained.

Step #3 - ACC Review

There are three possible outcomes after the ACC review:

- 1. Your Application is Approved:**
If your application is approved, the Management Company will record it and provide you with a copy via email within 15 days or less. The original document will be retained for records.
- 2. Your Application is Denied:**
If your application lacks the necessary information for the ACC to make a decision (as outlined in this document), it will be denied. You'll receive details on what additional information is required so that you can resubmit your application. If the proposed improvements do not align with the CCR specifications or Design Guidelines, your application will be disapproved and returned to you with an explanation.
- 3. An On-Site Inspection is Required:**
If your proposed improvement is unusual or falls outside the standard architectural design guidelines, the ACC may decide that an on-site inspection is necessary before a decision can be made. This step is often required when a variance needs to be granted.

What if I disagree with the Architectural Control Committee (ACC)?

Appeal. "If the Committee fails to approve or disapprove such plans, specifications and surveys within fifteen (15) days after the date of submission, then such instruments shall be submitted by such Owner to the Board of Directors of the Association. If the Board of Directors fails to approve or disapprove such plans, specifications and surveys within fifteen (15) days, then the Committee and Association approval shall be presumed."

(Source: CCRs Article VIII Use Restrictions, Section 19)

Do I need a City Building Permit?

If you're planning permanent alterations or improvements to your property, such as adding decks, porches, swimming pools, replacing windows or roofs, or making any additions, you may need a city building permit. These permits ensure that your construction complies with local building and safety codes.

While this document doesn't cover the specifics of permits and building codes, we strongly recommend contacting the City Building Inspection Division before finalizing your plans and submitting an application. They can let you know if a permit is required, provide reference sheets detailing design requirements, and explain what drawings and documentation you'll need to obtain the necessary permits.

What is the process for covenant enforcement?

Enforcement of the neighborhood covenants is the responsibility of every resident, but the Management Company and the Association's Board of Directors are required to oversee the enforcement. When architectural complaints are brought to the attention of the Management Company, they are investigated as promptly as possible. If a complaint is found to be valid, the property owner is contacted formally and asked

to correct the problem. The property owner is provided an opportunity to correct a violation according to the timeframes provided in the fining and enforcement policy located on the association website. Our experience is that most problems are corrected at this stage.

Should the property owner still fail to act, the Management Company may refer the case to the Board which may vote to initiate additional fines and actions.

How Closely Must I Adhere to the Architectural Standards?

The Covenants give the Architectural Control Committee (ACC) the responsibility to establish rules and procedures for architectural control, as well as the authority to interpret the Covenants and grant exceptions where appropriate. The architectural standards serve as guidelines to help residents prepare applications for exterior alterations. These guidelines reflect the ACC's policies and previous decisions, providing insight into what is most likely to be approved under typical circumstances. They also offer important details on how to properly prepare your application.

However, special circumstances unique to your property might lead to the approval of an application that would be denied in another location, or vice versa. Just because a plan has been approved elsewhere does not guarantee automatic approval for your property.

It's important to remember that the ACC and the Board of Directors are composed of community members like yourself. We rely on your help and cooperation to maintain the quality and harmony of our neighborhood. Your understanding and collaboration are key to ensuring a smooth and fair review process for everyone.

Architectural Standards and Lot Information

Address Markers

Address numbers must be clearly visible and mounted with hardware to the exterior of the home on both the street-facing and the alley-facing sides of homes. In cases of an alley-facing garage, address numbers may be mounted above or on the side of the garage door or on the fence corner closest to the garage door between four and ten feet from grade.

Antennae, and Satellite Dishes

No Owner may erect or maintain a television or radio receiving or transmitting antenna, satellite dish or similar implement or apparatus, or solar collector panels or equipment upon any Affected Lot unless such apparatus is erected and maintained in such a way that it is screened from public view at a point in the center of the public right-of-way directly in front of (and, in the case of a corner lot, also screened from public view at a point in the center of the public right-of-way to the side of) the house erected on such Affected Lot.

(Source: CCRs Article VIII Use Restrictions, Section 14)

Basketball Hoop and Backboard - Portable and Permanent

A basketball hoop and backboard may be installed in one of three areas:

- Attached to the house above the garage - rear entry only.
- Mounted on a pole on the house end of the driveway, location to be approved by the ACC.
- In the rear yard area, immediately behind the residence.

The backboard must be properly maintained at all times. All installations require a full application showing location, color, and method of mounting. No basketball hoop and backboard shall be erected next to the curb on any road or right of way nor should any portable hoop be placed in the street. This is a violation and may result in the hoop and backboard being removed.

Building Standards

“No building shall be erected or maintained on any Affected Lot unless it complies with all applicable governmental ordinances, laws, rules and regulations. In addition, no building, structure, fence wall or improvement shall be erected or maintained on any Affected Lot unless same has been approved by the Committee (hereinafter defined) pursuant to the terms and provisions of Section 19 of this Article VIII.”

(Source: CCRs Article VIII Use Restrictions, Section 11)

Chimneys

“All fireplaces flues, smoke stacks, and spark arrestors shall be completely enclosed and concealed from public view in finished chimneys of materials architecturally compatible with the principal finish material of the exterior walls of the dwelling.”

(Source: CCRs Article VIII Use Restrictions, Section 15)

Clothes Hanging Devices

“Exterior clothes hanging devices shall not be permitted.”

(Source: CCRs Article VIII Use Restrictions, Section 16)

Doors, Screens, Storm Windows & Window Treatments

Screens and storm windows do not require approval if a color and style is chosen that match or complement the house. Full view storm doors are permitted but must match the front door color or trim color of doorframe. All other types of door and window alterations (including solar screens) require an application. All applications must include a picture and descriptions of the material, color, and style to be used.

No aluminum foil, reflective film or similar treatment shall be placed on window or glass doors.

(Source: CCRs Article VIII Use Restrictions, Section 17)

Driveways & Carports

Replacement of Existing Driveways: No application is required for replacement of an existing driveway, unless you change the material, size, or shape.

New Driveway Construction or Expansion: An approved application is required for any new driveway construction, including expansion. The completed application must include site plan with dimensions showing the location in relation to existing structures, trees, and property lines, and a description of materials to be used, including color and texture.

Carports: Carports, whether attached or unattached to the property, are not allowed.

Dumpsters, POD's, and Portable Toilets

- **Approval Required:** The placement of dumpsters, PODs (portable storage units), and portable toilets requires prior approval from the HOA Board.
- **Duration and Removal:** These items must be removed within two weeks after the completion of the construction project or activity they were needed for, with a total duration not to exceed 45 days. If you need more time, you must request additional approval from the HOA Board. Before placing a dumpster, portable restroom, or temporary storage container, please notify the Community Manager and provide an estimated timeframe for how long they will be on-site.

- **Commercial Dumpsters:** Commercial dumpsters must be screened from view. Enclosures and doors should be properly maintained, fully operational, and kept clean and rodent-free.

Fencing

1. “No fence, wall or hedge shall be erected or maintained on any Affected Lot nearer to the street than the building setback lines for the front and side yards. No fence, wall or hedge shall be erected or maintained on any Affected Lot which shall exceed eight (8) feet in height.”
(Source: CCRs Article VIII Use Restrictions, Section 13)
2. Each homeowner shall promptly replace all missing pickets, repair any broken gates and re-nail all loose or detached fence sections as needed. If at any time an owner does not replace missing fence pickets, repair a broken gate or re-nail any loose or detached fence sections after a courtesy notice has been issued, then your home/property will be considered in violation of Article VIII, Section I of the CCR's.
3. Fencing is required on the side and rear of the lot and can be 6 to 8 feet in height and made of materials as allowed by the City of Frisco.
4. Wood fences may be allowed to weather naturally, but staining is highly encouraged as staining greatly lengthens their life. Fences may be stained a natural wood color without prior written approval of the ACC. If you choose to stain your fence any other color, you must obtain prior written approval from the ACC. No bizarre or extreme stain or paint may be used to stain or paint your fence.”
(Source: Fourth Supplemental Certificate and memorandum of Recording of Dedicated instruments for Preston Highlands North Estates Homeowners Association filed November, 21, 2017 - modified)

Flagpoles and the display of Flags

- 1) “The only flags which may be displayed on a freestanding flagpole are: (i) the flag of the United States of America; (ii) the flag of the State of Texas; and (iii) an official or replica flag of any branch of the United States armed forces. Flags for Countries other than the U.S., Team flags, Holiday flags, Birthday flags or Seasonal flags are allowed so long as they are not offensive in nature and may be displayed on a flag pole attached to a dwelling.
- 2) The flag of the United States must be displayed in accordance with 4 USC. Sections 5-10.
- 3) The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code,
- 4) Any free standing flagpole, or flagpole attached to a dwelling, shall be constructed of permanent, long-lasting materials. The materials used for the flag pole shall be harmonious with the dwelling and have a finish appropriate to the materials used in the construction of the flagpole,
- 5) The display of a flag, or the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.
- 6) A displayed flag, and the flagpole on which it is flown, shall be maintained in good condition at all times. Any flag that is deteriorated must be replaced or removed. Any flagpole that is structurally unsafe or deteriorated shall be repaired, replaced, or removed.
- 7) A flagpole can either be securely attached to the face of the dwelling (no other structure) and/or be a freestanding flagpole. Only one free standing flagpole will be allowed per Lot with no more than two (2) flagpoles total per Lot (freestanding and attached flagpoles combined). A flagpole attached to the

dwelling may not exceed 6 feet in length. A freestanding flagpole may not exceed 20 feet in height. Any free standing flagpole must be located in either in the backyard OR if placed in the front yard, must meet all City of Frisco setback requirements.

- 8) Any flag flown or displayed on a freestanding flagpole may be no smaller than 3'x5' and no larger than 4'x6'.
- 9) Any flag flown or displayed on a flagpole attached to the dwelling may be no smaller than 3'x5' and no larger than 4'x6'.
- 10) Any free standing flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" Flag snaps installed. Neighbor complaints of noisy halyards are a basis to have flag removed until Owner resolves the noise complaint.
- 11) The illumination of a flag is allowed so long as it does not create a disturbance to other residents in the community. Solar powered, pole mounted light fixtures are preferred as opposed to ground mounted light fixtures. Compliance with all municipal requirements for electrical ground mounted installations must be certified by Owner. Flag illumination may not shine into another dwelling. Neighbor complaints regarding flag illumination are a basis to prohibit further illumination until Owner resolves the complaint.
- 12) Flagpoles shall not be installed in Common Area or property maintained by the Preston Highlands North Estates Homeowners Association, Inc.
- 13) All flagpole installations must receive prior written approval from the Architectural Control Committee." *(Source Architectural Standards Bulletin for the Installation of Flagpoles and the display of Flags promulgated pursuant to and in accordance with Chapter 202 of the Texas Property Code addressing Flag Displays.)*

Garages and Garage Conversions

No permanent alterations, additions or improvements shall be made to any garage that would defeat the purpose for which it was intended. Garage space may NOT be converted to a living area.

Garbage and Refuse Disposal

No Affected Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

(Source: CCRs Article VIII Use Restrictions, Section 7)

Please store recycle bin and/or trash receptacle out of view on non-trash days (trash receptacle staging allowed the day before trash day). Do not store or leave debris, construction material, trash, refuse, or unsightly articles in view from the Public Street. Such material should be removed to your garage, back yard or preferably off site. For any trash, refuse, waste, debris, unsightly articles, or construction materials left in view for a period of more than thirty (30) days, then your home/property will be considered to be a violation of Article VIII, Section I of the CCR's.

(Source: Fourth Supplemental Certificate and memorandum of Recording of Dedicated instruments for Preston Highlands North Estates Homeowners Association filed November, 21, 2017 - modified)

Gardens (Vegetable or fruit)

Vegetable gardens cannot be located in the front of the house.

Gutters and Downspouts

Approval is required for gutters and downspouts unless they match the color of the house or trim.

Landscape - Artificial Turf

Artificial turf is not allowed in the front yard or visible from the street.

Landscape - Lawns, Mowing, Edging, Weed eating

Landscape which includes lawns, turf, bushes, hedges, trees, flowers, plants, shrubbery, ornamental grasses, among others must be maintained, groomed, trimmed, and provide a neat, healthy, maintained appearance.

Each front yard, back alleyway and side yard of each home should be mowed and maintained weekly or as needed. Any bare patches or area of dirt must be replanted or a boarder made for mulch or other fill. Soil erosion onto the sidewalks, alley, streets, or a neighbor's yard must be promptly corrected. Grass should not be allowed to grow taller than 8" before being mowed.

For the landscape to be neat and healthy and maintained, it must be free of elements that are dying or that have died, withered, or appear to be dead. Lawns must be mowed, and edged along curb, driveways, and straight abutments. Lawns must be line trimmed to ensure long grass is at the same height as the lawn. Flower beds must be free of weeds, and contents of beds should be thriving and healthy. Mulching flower beds is encouraged to save water and prevent weeds from growing.

If at any time the height of our lawn exceeds 8" in height or your property is in need of edging/weedeating after a courtesy notice has been issued, then your home/property will be considered in violation of Article VIII, Section I of the CCR's.

(Source: Fourth Supplemental Certificate and memorandum of Recording of Dedicated instruments for Preston Highlands North Estates Homeowners Association filed November, 21, 2017 - modified)

Landscape - Trees & Shrubs

Any broken branches, dead limbs, dead trees or shrubs and their stumps and exposed roots shall be removed promptly to prevent a safety hazard. If any untrimmed Tree or Shrub or dead Tree or Shrub remains for a period of more than thirty (30) days, then your home/property will be considered to be a violation of Article VIII, Section 1 of the CCR's.

(Source: Fourth Supplemental Certificate and memorandum of Recording of Dedicated instruments for Preston Highlands North Estates Homeowners Association filed November, 21, 2017 - modified)

To maintain visual harmony, if you remove an existing tree, you must replace with an approved tree or ask for ACC exception. Problematic trees not approved to plant include Silver Maple, Bradford Pear, Hackberry, Ash, Cottonwood, and Chinese Tallow/ Sumac. No live tree shall be removed without the express written authorization of the ACC. Also recommended that dead shrubs removed are replaced where possible.

Tree canopies over sidewalks should be maintained at least 8 feet above the ground and over streets and for streets and alleys at least 12 feet above the ground. No tree trunks, branches or roots should impinge the neighborhood brick wall or columns.

Shrubs should be pruned and thinned so that they do not obstruct walkways and alleys and to promote shrub health, avoid looking overgrown, and maintain the overall landscape aesthetic. Shrubs against foundations shall be pruned to allow visibility of at least half of the first-floor front window surface. Dead wood and branches in shrubs and trees should be removed.

Lighting - Residential

Exterior lighting may not shine on adjacent properties or public spaces.

Livestock and Poultry

“No animals, livestock or poultry of any kind shall be raised, bred or kept on any Affected Lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.”

(Source: CCRs Article VIII Use Restrictions, Section 6)

Mailboxes

Mailboxes are to be constructed of masonry that matches the residence. Construction and reconstruction of masonry mailboxes will be required to follow the application process. The design of such construction must be consistent with existing shape, style, color, and visual scale of the corresponding dwelling. Granting of ornamental statues, fixtures, and/or display, or other embellishments atop the structure shall be at the discretion of the ACC during its consideration of the application.

Painting

“In accordance with Article VIII, Section 19 of the CCR's, each homeowner will make every effort to maintain the exterior of their home, including the painting and/or staining of all exterior surfaces. House Siding, Trim, Gutters and Doors should all be painted so that they are in conformity and harmony with the neighborhood. If you plan to repaint any portion of your home, applications must include samples of all color changes, as well as a description of where on the house changes will occur. Proposed colors must be consistent with existing building color scheme but different from neighboring buildings. If you are planning to repaint your home siding, trim or gutters the same existing color, you may do so without obtaining prior approval. The ACC will not approve any bizarre or extreme exterior colors for any portion of your home including any bright or fluorescent colors such as pinks, orange, lime green, yellow, red, purple blue, etc. The ACC will review and

consider for approval "accent" colors for front doors and shutters on a case-by-case basis, with a strong emphasis towards accent colors that blend in with the neighborhood.”

(Source: Fourth Supplemental Certificate and memorandum of Recording of Dedicated instruments for Preston Highlands North Estates Homeowners Association filed November, 21, 2017 - modified)

The painting of the masonry including brick or stone exterior of a property is strictly prohibited in order to maintain the harmony of the neighborhood.

Patios, Patio Covers, Decks, and Walkways

An application must be completed for all patio, patio covers, decks, or walkways. Generally, new patio, patio covers, decks, or walkways should not disturb existing contours as little as possible and be located to provide reasonable visual and acoustical privacy for both applicants and their neighbors. Screening or plantings should be considered where it is necessary to preserve privacy. The application must include a site plan with dimensions showing new and existing walkways, decks, patio, or patio covers in relation to existing houses, trees, lot boundaries, and a description of materials to be used, which includes color sample as applicable, including sample of stain. Project plans should show elevations and dimensions, and a description of proposed lawn contour changes, plantings, screening, rails, benches, new exterior lighting, etc. All new materials should be of a simple material of a neutral color, such as natural concrete, stone, clay brick, or treated wood. No metal patio cover, or gazebos will be erected due to the esthetics or lack of uniformity to the surrounding community. Decks should have a preservative stain applied to them. All hardware must be galvanized. Decks and patios must be located to the rear of the residence. A City permit may also be required.

Pergolas

A pergola is defined as an exterior structure that can have an open roof system, they are generally detached from the main dwelling. They are commonly made of wood and supported on posts with a concrete or wood deck. Pergolas are not the same as a patio cover. Pergola colors must be complimentary to existing buildings. Height must not exceed twelve feet (12') from the grade on which it sits.

Pools and Hot Tubs

In-ground pools and hot tubs are generally acceptable but do require a complete application. The size of the pool or hot tub will be dictated by the size of the maximum area of enclosure permitted for privacy screening. Fences must be of an approved type. Applications must include a site plan showing the location and dimensions of the pool or hot tub, other related equipment, fences, etc., in relation to the applicant's house, property lines, and adjacent homes. Also, detailed drawings and plans of the pool or hot tub, deck area, lighting arrangements, walkways, fences, etc., and any other pertinent information. A City permit is also required.

Repair & Maintenance of Home Exterior

“Each homeowner shall replace rotted wood and repaint any bare or weathered areas that are visible off property to include Trim, Siding, and Fascia Boards. Gutters and Metal Flashing shall be maintained at all

times and painted when needed. Brick and/or Stone Masonry surface shall be repaired as needed to preserve the appearance of the home. If at any time an owner does not maintain the exterior of the home as noted herein and after a courtesy notice has been issued, then your home/property will be considered in violation of Article VIII, Section I of the CCR's."

(Source: Fourth Supplemental Certificate and memorandum of Recording of Dedicated instruments for Preston Highlands North Estates Homeowners Association filed November, 21, 2017)

Sheds, Storage Buildings, Detached Buildings & Temporary Structures

"No detached accessory buildings (including, but not limited to, storage buildings), save and except for any detached garage approved by the Committee, or a majority of its members as set forth in Section 19 of this Article VIII, shall be erected, placed or constructed upon any Affected Lot without prior consent of the Board of Directors."

(Source: CCRs Article VIII Use Restrictions, Section 12)

Sheds - A full application is required for all sheds which must include a site plan which shows the relationship of the shed to the adjacent house and property lines, a picture and/or detailed drawing of the shed to include dimensions, and a description of materials to be used including color. The Architectural Control Committee shall review and approve requests for storage buildings which shall comply with all applicable governmental ordinances, laws, rules, and regulations. In some cases, building permits may be required unless the installation is a prefabricated or kit type buildings without extreme colors. Sheds must be no taller than eight feet (8') and located within the fence line or for rear entry in the rear of the property adjacent to the driveway.

Temporary Structures - Except as otherwise expressly set forth herein, no structures of a temporary character, including, without limiting the generality thereof, any trailer, tent, shack, garage, barn, motor home or mobile home or other outbuilding, shall be used on any Affected Lot at any time as a residence, either temporarily or permanently.

(Source: CCRs Article VIII Use Restrictions, Section 3)

Signs - Political

Political Signs. Political signs may be erected upon an Affected Lot by the Owner of such Affected Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs shall not be erected more than a reasonable period of time [in no event to exceed one hundred eighty (180) days] in advance of the election to which they pertain and are removed within fifteen (15) days after the election.

(Source: CCRs Article VIII Use Restrictions, Section 4)

Sight Distance at Intersections

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner Affected Lot within the triangular area formed by the street boundary lines and a line connecting them at points twenty-five (25) feet from the intersection of the street boundary lines, or in the case of a rounded property corner, from the

intersection of the street boundary lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection of a street boundary line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

(Source: CCRs Article VIII Use Restrictions, Section 8)

Solar Panels and Collectors

“Solar collectors” can represent a large visual impact on a structure due to their size. Therefore, it is important to properly integrate the collector into the design of the house to properly conceal it. Solar collectors should not be placed on the front side (street side) of the roof or be visible from the street. Large collectors, on a sloping roof, should appear to be flush with the roof and not laying on top. All trim should be painted to match the background color of the roof or house trim to conceal it. All pipe work must be concealed. All solar collectors require an application that includes a site plan and elevations of the house showing the proposed location and appearance of the collector. Details must show how the collector edges will meet the roof.

Solar energy devices, including any related equipment or system components (collectively, "Solar Panels") may only be installed after receiving the written approval of the Architectural Control Committee.

1. Solar Panels may only be installed upon or within common area or any area which is maintained by Preston Highlands North Estates Homeowners Association, Inc. at the sole discretion of the board of directors. (updated 2024)
2. Solar Panels may only be installed on designated locations on the roof of a home, on any structure allowed under my Preston Highlands North Estates Homeowners Association, Inc. dedicatory instrument, or within any fenced rear-yard or fence-in patio of the owner's property.
3. If located on the roof of a home, Solar Panels shall be located on the roof facing the rear of the home unless the owner demonstrates that the location proposed by the owner increases the estimated annual energy production of the Solar Panels, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the Solar Panels if located in an area on the roof requested by Preston Highlands North Estates Homeowners Association, Inc.
4. If located on the roof of a home, Solar Panels shall:
 - Not extend higher than or beyond the roofline;
 - Conform to the slope of the roof;
 - Have atop edge that is parallel to the roofline; and
 - Have a frame, support bracket, or visible piping or wiring that is in a silver, bronze, or black tone commonly available in the marketplace and blends with the color of the roof to the greatest extent possible.
5. If located in the fenced rear-yard or patio, Solar Panels shall not be taller than the fence line and reasonably screened from view.
6. The Architectural Control Committee may deny a request for the installation of Solar Panels if it so determines, and such determination is reduced to writing, that the placement of the Solar Panels as proposed by the property owner constitutes a condition that substantially interferes with the use and

enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The property owner may obtain the written approval of the proposed placement of the Solar Panels by all property owners of adjoining property. In this case, the Architectural Control Committee shall approve the installation should it meet all other requirements contained herein unless it determines that the placement substantially interferes with the use and enjoyment of land of persons other than adjoining landowners.

7. Any installation of Solar Panels which voids material warranties is not permitted and will be cause for the Solar Panels to be removed by the owner.
8. Solar Panels must be properly maintained at all times or removed by the owner.
9. Solar Panels which become non-functioning or inoperable must be removed by the owner of the property.
10. Solar Panels are prohibited if a Court determines that the installation thereof violates any law or threatens the public health or safety..

(Source ARCHITECTURAL STANDARDS BULLETIN FOR THE INSTALLATION OF SOLAR PANELS. This aligns with Chapter 202 of the Texas Property Code and has precedence over the CCR section above if in conflict)

Storage

Storage of firewood is restricted to the rear yard area. Storage of miscellaneous items, i.e., ladders, toys, bicycles, etc., is restricted to the garage or rear yard area.

Swing sets, Trampolines, Playhouses and Play equipment

The equipment must be located behind the fence in the backyard. A complete application is needed for all other instances and should include color and materials. A site plan with dimensions showing the location of the play equipment relative to the applicant's house, property lines and neighboring houses, and a picture or sketch of the equipment showing dimensions must also be included. The height of any play structure or apparatus shall not exceed twelve feet (12') from the grade on which it sits in the backyard and ten feet (10') if it is in the side yard.

Vehicles & Parking

No vehicles, trailers, implements or apparatus may be driven or parked in the Common Maintenance Area. Common Area or on any easement.

(Source: CCRs Article VIII Use Restrictions, Section 6)

Each Homeowner should utilize their driveways for the parking of automobiles to reduce on-street parking. Parking areas, which could also include the public streets, when necessary, should primarily be used for guests and visitors and only overflow resident parking.

- Golf carts will be allowed to be parked in the driveway as long as they are operational and maintained.
- No inoperable vehicle OR a vehicle that is not in daily use shall park in the street or driveway of the home. Vehicles that are inoperable should be stored in the garage so as to preserve parking space

for vehicles that are used daily. Debris, Construction Materials and Trash/Refuse should not be stored in the driveway areas (as noted in these guidelines) so as to provide adequate room to park.

- No commercial or recreational vehicles are permitted. Commercial/recreational vehicles include: Vehicles with more than four (4) operating wheels, all towed vehicles and towed carriers, regardless of size. This includes boats, boat trailers, cargo trailers, or just about any other type of trailer. Trucks in excess of one ton, vehicles with signage or advertising displays and semi's, flat beds, buses, tow trucks and similar commercial vehicles are not permitted in the neighborhood overnight.

(Source: Fourth Supplemental Certificate and memorandum of Recording of Dedicated instruments for Preston Highlands North Estates Homeowners Association filed November, 21, 2017 - modified)

Campers, Trucks, Boats, and Recreational Vehicles - No campers, vans, pickup trucks, boats, boat trailers, recreational vehicles and other types of non-passenger vehicles, equipment, implements or accessories may be kept on any Affected Lot unless the same are fully enclosed within the garage located on such Lot and/or said vehicles and accessories are screened from view by a screening structure or fencing and said vehicles and accessories are in an operable condition.

(Source: CCRs Article VIII Use Restrictions, Section 5)

Parking of campers, vans, pick-up trucks, boats, boat trailers, recreational vehicles and other types of non-passenger vehicles, equipment, implements or accessories:

- 1) **DEFINITIONS** — Related to terms applicable to the intent and enforcement of Article III Section 5 of the Declaration of Covenants, Conditions and Restrictions.
 - a) Public Street Shall mean a street that is dedicated to the City of Frisco by recorded plat of which there is an established City of Frisco Street name.
 - b) View/Visibility — Shall mean from the line of sight of a person standing or driving a conventional vehicle from any point on any adjacent Public Street to the affected lot or home.
 - c) Screened Shall mean the non-visibility of all portions of the vehicle or accessory, including masts, air-conditioners, vents, sails, etc.
 - d) Non-Passenger Vehicle -- Shall consist of all vehicles and accessories referenced in Article VIII, Section 5 (pick-up trucks included) that are either:
 - i) Equipped or has visible any machinery, accessories or specialty equipment or
 - ii) Over one-ton in carrying capacity or vehicles with more than two (2) axles
 - iii) Would otherwise not qualify for being a Passenger Vehicle or
 - iv) Is not in operating condition
 - v) Unregistered or Non-Licensed Vehicles
 - e) Passenger Vehicles — Shall consist of any vehicle (pick-up trucks included) which;
 - i) May have a company logo or advertising, but otherwise are used for the purpose of commuting to and from a place of employment; and
 - ii) Would otherwise be considered a Passenger Vehicle save for the exception of a company logo or advertisement; and
 - iii) Where the company logo or advertisement is not offensive.
 - f) Implements & Accessories — Shall mean parts or tools that normally attach to non-passenger vehicles (such as plows, front loader buckets, etc.) or any uninstalled vehicle parts (such as uninstalled truck tailgates, fenders, batteries, etc.

- g) Recreational Vehicles — Shall consist of vehicles whose primary designed purpose is to be used in non-residential areas for recreational or hobby purposes. This shall consist of but not limited to campers, trailers, all-terrain vehicles (ATV's), or motorized off-road off-road dirt bikes. This definition does not include small motorized scooters or motorcycles designed for street use.
- 2) **PARKING STANDARDS** - Parking on Public Streets or Driveways visible from the Public Streets
- a) No Boat, Trailer or Camper or similar equipment may be parked in the front driveway or Public Street except for brief periods of time, for the purposes of loading or unloading,
 - b) Any boat, trailer or camper that is parked in a driveway or yard of a front entry home must be in the sole discretion of the Architectural Control Committee, completely screened from "view from the public street", Acceptable screening measures and standards shall include Trees, Shrubbery, Fencing, Screening Structures, etc., all of which must be approved by the Committee.
 - c) No Boat, Trailer or Camper or similar may be parked in such a manner at any time where it obstructs the public sidewalk or driving visibility.
 - d) Any member with a visitor who will be bringing a campers, vans, pick-up trucks, boats, boat trailers, recreational vehicles and other types of non-passenger vehicles, equipment, implements or accessories into the community and will be parking longer than four (4) hours must obtain prior written approval from the Architectural Control Committee at least one (1) week in advance, with any such request specifying the duration of time such Camper or RV will be parked in view.
 - e) Parking of any campers, vans, pick-up trucks, boats, boat trailers, recreational vehicles and other types of non-passenger vehicles, equipment, implements or accessories in an Alleyway, Rear entry driveway, Side or Rear Yard, will be allowed so long as no portion of the vehicle or accessory is visible from a Public Street.

(Source: ARCHITECTURAL STANDARD NO. 1 - Parking of non-passenger vehicles, equipment, implements or accessories, July 1, 2004)

Untagged and Inoperable Vehicles - No inoperable, unlicensed, or unregistered vehicles may be parked or stored, other than in the enclosed garage, within the property.

Appendix

Architectural Control Committee.

The Architectural Control Committee (hereinafter called the "Committee") shall be composed of three (3) individuals selected and appointed by the Association, each generally familiar with residential and community development design matters and knowledgeable about the Association's concern for a high level of taste and design standards within the Property.

The Committee shall function as the representative of the Owners of the Affected Lots for the purposes herein set forth as well as for all other purposes consistent with the creation and preservation of a first-class community development.

The Committee shall use its best efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Property.

In the event of the death or resignation of any member of the Committee, the Association shall have full authority to designate and appoint a successor. No member of the Committee shall be liable for, and shall be indemnified against, claims, causes of action or damages (except where occasioned by gross negligence or arbitrary and capricious conduct) arising out of services performed pursuant to this Declaration.

The Committee shall be entitled, at any time and from time to time, to seek and obtain professional advice and counsel (including but not limited to architects, attorneys, designers, engineers and 'landscape technicians) in connection with the performance of its duties and all reasonable costs and expenses related thereto paid for or reimbursed by the Association.

The Association shall have the right and power to impose and collect a reasonable fee from each Owner for the review and approval/disapproval process and services rendered by the Committee.

No building, structure, fence, wall or improvement of any kind or nature shall be erected, placed or altered on any Affected Lot until all plans and specifications, a plot plan and one or more surveys have been submitted to and approved in writing by the Committee, or a majority of its members, as to:

- (i) quality of workmanship and materials; adequacy of site dimensions; adequacy of structural design; proper facing of main elevation with respect to nearby streets;
- (ii) minimum finished floor elevation, mandatory brick shelf elevation, and proposed footprint of the dwelling;
- (iii) conformity and harmony of the external design, color, type and appearance of exterior surfaces and landscaping;
- (iv) location with respect to topography and finished grade elevation and effect of location and use on neighboring Affected Lots and improvements situated thereon; drainage arrangements; and
- (v) the other standards set forth within this Declaration (and any amendments hereto) or as may be set forth within bulletins promulgated by the Committee, or matters in which the Committee has been vested with the authority to render a final interpretation and decision.

The Committee is authorized and empowered to consider and review any and all aspects of dwelling construction which may, in the reasonable opinion of the Committee, adversely affect the living enjoyment of one or more Owners or the general value of the Property.

Final plans, specifications and surveys shall be submitted in duplicate to the Committee for approval or disapproval. The Committee is authorized to request the submission of samples of proposed construction materials. At such time as the plans, specifications and surveys meet the approval of the Committee, one complete set of plans, specifications and surveys will be retained by the Committee and the other complete set will be marked "Approved" and returned to the Owner or his designated representative. If found not to be in compliance with this Declaration, one set of such plans, specifications and surveys shall be returned "Disapproved," accompanied by a reasonable statement of items found not to comply with this Declaration. Any modification or change to the approved set of plans, specifications and surveys must again be submitted to the Committee for its inspection and approval. The Committee's approval or disapproval, as required herein, shall be evidenced in writing. If the Committee fails to approve or disapprove such plans, specifications and surveys within fifteen (15) days after the date of submission, then such instruments shall be submitted by such Owner to the Board of Directors of the Association. If the Board of Directors fails to

approve or disapprove such plans, specifications and surveys within fifteen (15) days, then the Committee and Association approval shall be presumed. Once any plans and specifications for a house (the "House Plans") have been approved by the Committee or the Board of Directors (or deemed approved), such plans and specifications may continue to be utilized by the party submitting same for other houses to be constructed on other Affected Lots without the necessity of having said House Plans reapproved provided that any material modifications to such previously approved House Plans must once again be submitted to the Committee for approval as hereinabove provided

The Committee may from time to time publish and promulgate architectural standards bulletins and/or lot information sheets which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of this Declaration. Unless otherwise indicated herein, the Committee shall not have unbridled discretion with respect to taste, design and any standards specified herein, and the Committee shall be responsive to technological advances or general changes in architectural designs and materials and related conditions in future years and use its best efforts to balance the equities between matters of taste and design (on the one hand) and use of private property (on the Other hand). Such bulletins and lot information sheets shall supplement this Declaration and are incorporated herein by reference. EACH OWNER SHALL SEEK AND OBTAIN AND BECOME THOROUGHLY FAMILIAR WITH ANY AND ALL ARCHITECTURAL STANDARDS BULLETINS AND LOT INFORMATION SHEETS PRIOR TO ACQUISITION OF, AND CONSTRUCTION ON, ANY AFFECTED LOT. *(Source: CCRs Article VIII Use Restrictions, Section 19)*

Approval Needed for Improvements/Modifications

Approval of Plans and Specifications. The Architectural Control Committee must review and approve in writing, all of the following projects on the Property:

- Construction of any building, fence, wall or other structure
- Any exterior addition, change, or alteration in any building, fence, wall or other structure.
- Any grading of any Lot or Lots.

(Source: Fourth Supplemental Certificate and memorandum of Recording of Dedicated instruments for Preston Highlands North Estates Homeowners Association filed November, 21, 2017)