



GUIDELINES FOR ARCHITECTURAL CONTROL COMMITTEE
BASED ON THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF OAKWELL FARMS HOMEOWNERS ASSOCIATION

Adopted April 2004



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1. The Declaration

A system of Architectural Control is created by the Declaration of Covenants, Conditions and Restrictions for described as follows (collectively referred to as the "Declaration"):

Unit 2	Campden
Unit 3	Granburg
Unit 6 A	Oakwell Farms Parkway Garden Homes - Mews Townhomes
Unit 6 B	Bitterblue
Unit 6 G	Mews Townhomes
Unit 6 H	Barrington
Unit 6 I	Estates of Stonehaven
Unit 8 A	Wickham Wood
Unit 8 B	Wickham Wood
Unit 8 C	Wickham Wood
Unit 9 A	Wolfeton Way
Unit 9 B, Phase I	Westerleigh
Unit 9 B, Phase II	Stonehaven

All recording information refers to the Official Public Records of Bexar County, Texas.

Oakwell Farms Homeowners Association has assumed all of the duties, powers and responsibilities for the Architectural Control Committee, as described in the Declaration of Covenants for any modifications, changes or improvements to the residential structures.

2. Purpose and Objectives

- 2.1 The purpose of these architectural guidelines is to preserve the natural setting and beauty of the Properties, to establish and preserve a harmonious and aesthetically pleasing design for Oakwell Farms and to protect and promote the value of the Properties and all improvements located therein subject to the restrictions set forth in the Declaration of Covenants to which every homeowner has agreed. These guidelines for the Architectural control Committee of Oakwell Farms Homeowners Association, represent an interpretation of the Declaration of Covenants. The Architectural Control Committee (ACC) consists of two homeowner representatives from Oakwell Farms Homeowners Association, Inc., and the ACC has exclusive jurisdiction over modifications, additions and alterations made to living units in Oakwell Farms.

- 2.2 No construction of improvements, or modifications, additions, or alterations to existing improvements, shall be commenced or maintained by any Owner with respect to any portion(s) of his/her property, including, without limitation, the construction or installation of sidewalks, driveways, parking areas(s), decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, awnings, walls, fences, exterior lights, garages, guest or servants' quarters, or other outbuildings, nor shall any exterior addition to or change or alteration therein be made (including, without limitation painting or staining of any exterior surface), unless and until the proposed improvement shall have been submitted to and approved in writing by the Architectural Control Committee, whose decisions must be in accord with the Covenants.

3. Application Procedure - Improvement Request Form

- 3.1 Applications must include a cover letter, together with the Improvement Request Form shown on the next page. Attach one (1) copy of a detailed site plan. It is recommended that a copy of the survey received at closing also be submitted. All applications must be in writing. The ACC will not respond to verbal or facsimile requests.
- 3.2 Mail applications to: Association Management Services, 1600 N.E. Loop 410, Suite 202, San Antonio, Texas, 78209. Do not send application via telecopy (FAX). Call Association Management Services (210-829-7202) after seven days of submission to verify receipt by the Association.

4. Approval/Disapproval/Processing Period

- 4.1 The ACC will respond in writing to all applications. A letter will be sent noting that approval/disapproval. The copy of the application submitted will be retained by the association.
- 4.2 The ACC has twenty (20) calendar days from date of receipt of a completed application to respond. If additional information is required by the ACC, the twenty day (20) day processing period will commence upon receipt of the additional information.
- 4.3 If an application is not approved, the ACC will state in their letter why such approval was denied and what application changes, if any, would alter that decision.
- 4.4 No ACC member can approve his/her own improvement
- 4.5 ACC approval is required *prior to* the installation or construction of any improvement or change. If an improvement is made without ACC approval, the Board of Directors for Oakwell Farms Homeowners Association, Inc., has the legal right to enforce its removal.

5. Easements

- 5.1 The ACC cannot approve any application if there is an encroachment on an easement until the homeowner provides a Consent for Encroachment, or submits revised plans. Any non-portable structure on an easement is considered permanent, and thus an encroachment. Homeowners must secure a Consent to Encroachment or a Release of Easement from all

affected utility companies. Consent for Encroachment and/or Release of Easement must be obtained before applying to the ACC for approval of improvements.

6. Variances

Variances to the Covenants are not permitted.

7. Inspection

Improvements are subject to inspection by the ACC.

8. Compliance/Non Compliance

Unapproved and/or prohibited improvements are subject to removal or modification at the homeowner's expense.

9. Buildings

9.1 A "building" is defined as the main residence situated on a lot, and includes any bonafide additions such as an attached garage. It does not include any structure not attached such as a storage shed, gazebo or playhouse.

9.2 A "detached garage" shall refer to a garage which is a free standing building and which does not share a common wall with the residence, although it may be connected to the residence by a covered walkway and may be architecturally treated so as to appear to be a part of the residence building rather than a separate structure.

10. Masonry, Roof and Siding Requirements

10.1 The exterior finish of each Residential Unit shall be at least seventy five (75%) percent brick, stone or other masonry. In computing such percentage, the garage shall be excluded. Stone veneer must complement the style of the architecture employed and conform to the color scheme of the immediate neighborhood.

10.2 All Residential Units shall be roofed with either ceramic or concrete tile. or metal with standing seams. Barrel style tile or composition shingles are not allowed.

10.3 Subject to the limitations listed above in 10.1, wood siding may be used. All other siding materials and colors must be approved by the Architectural Control Committee.

11. Outbuildings

11.1 An "outbuilding" is defined as any structure which is not attached to the main structure, excluding garages.

11.2 The colors should match or blend with the predominant exterior colors of the main residence.

- 11.3 Materials should match those of the main residence. Prefabricated metal storage buildings are not allowed.
- 11.4 Storage sheds should have a roof, no higher than ten (10) feet from the ground to the highest point, and a maximum of ten percent (10%) of the floor area of the main dwelling. The structure must be kept a minimum of five (5) feet off any property line and distance from side fence will be determined based on visibility from the street in front of the lot. Location must also be far enough away from the fence to allow for drainage to occur entirely on the owner's lot.
- 11.5 No storage building can be built up against any side or rear wall of a home unless its maximum height is less than six (6) feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction, size and location.
- 11.6 A playhouse/fort must not have a roof higher than twelve (12) feet. If a fort has a platform, then the platform can be no higher than six (6) feet off the ground. Neither is to be within five (5) feet of any property line and must be placed at the rear of the property, behind a fence or otherwise screened from public view from any street abutting the Lot
- 11.7 A freestanding gazebo must be at least six (6) feet away from the house. The gazebo, at the peak of the structure, must not be higher than twelve (12) feet and must be five (5) feet away from any property line. The roof of the gazebo must match the house shingles.

12. Basketball Goals

- 12.1 Must be placed on the side of the driveway as far to the rear of driveway as possible.
- 12.2 The backboard may not be mounted onto house.
- 12.3 Only one basketball goal per lot will be permitted.

13. Patio Covers

- 13.1 Must be constructed of materials which complement the main structure.
- 13.2 Prefab covers made of aluminum may be approved providing they are of a color that matches the house trim color. Unfinished aluminum is not allowed. All metal must be painted. Structures using wood framing may be unpainted provided treated or insect resistant wood is used.
- 13.3 If attached to house, must be integrated into existing roof line (flush with eaves) and if it must match roof. Patio cover and posts must be trimmed out to match house. Supports must be brick, painted wood, or metal columns. Pipe is not allowed.
- 13.4 Patio construction materials are as follows:
 - a. Painted aluminum (to match trim of house).
 - b. Painted wood (to match trim of house).

- c. Treated wood or naturally rot- and insect-resistant woods may be used. Staining or painting is not required. All other woods must be painted or stained to match trim of house.

If canvas is used as roofing material on a patio cover, the structure must be located where it is not visible from the street. Also, the canvas must be kept in quality condition or its removal will be requested by the ACC.

- 13.5 Patio covers that encroach into any utility easement require written consent from appropriate utility company.
- 13.6 Patio covers must drain solely onto the owner's Lot. Solid patio covers located less than five (5) feet from a side lot line, must be guttered with downspouts.
- 13.7 Maximum height of the roof is twelve (12) feet.

14. Exterior Painting

- 14.1 Permission form is required for repainting even if the same color is used.
- 14.2 Color changes must be approved by the ACC. A selection of the approved colors are available for review at the association office.
- 14.3 Wood siding and trim needs approval from ACC.
- 14.4 Front doors may be stained, a natural wood color, or painted the same color as the house trim.

15. Storm Windows and Storm Doors

- 15.1 The frames of storm windows and storm doors must be of a color compatible with the exterior house colors. All storm doors must be a full glass door.
- 15.2 All glass in exterior windows shall be double panel and of a color and type approved by the Architectural Control Committee.
- 15.3 No bronze colored or mirrored type glass is permitted.

16. Decks

- 16.1 Decks need ACC approval for installation and staining/painting.

17. Swimming Pools and Spas

- 17.1 Pools or spas should be located at least five (5) feet from a side and rear lot line. The pool/spa must meet all building line and easement restrictions on the recorded plat
- 17.2 Above ground pools are not permitted.

- 17.3 Pools are to be drained across the owner's property to the street and into the storm drain system.
- 17.4 French drains need ACC approval.
- 17.5 If any pool or spa construction uses access to the backyard over or through a landscape area maintained by the Association or a sidewalk, then either the homeowner or pool contractor must deposit \$1,000.00 with the Association. The \$1,000.00 will be returned only if there is no damage to the landscape area or sidewalk or if any damage is repaired to the satisfaction of the Association. The Association may retain all or any portion of the \$1,000.00 deposit depending on the extent of the damage as determined by the Association.

18. Solar Panels/Screens/Film

- 18.1 Solar panels/screens/film need ACC approval.
- 18.2 No bronze colored or mirrored type glass is permitted.

19. Antennas

- 19.1 No radio, citizen band or television aerial wires or antennae may be maintained on any portion of any Lot except those which are fully enclosed within the structure of the Living Unit.
- 19.2 No microwave or other satellite dishes, larger than one (1) meter, antennas, receivers, or transmitters shall be placed on any Lot without the prior written approval of the ACC.
- 19.3 Solar apparatus, if used, must be installed in a location not visible from the street and must be approved by the ACC before erection.
- 19.4 No freestanding antenna whatsoever including without limitation, satellite dishes that exceed one meter (39") may be placed on any portion of the Property without the prior written consent of the ACC; provided, however, any freestanding antenna approved by the ACC must be located behind the rear wall of the main improvement or building structure and must be screened from view by installation of approved fencing and/or other screening devices.

If you have questions, you may call 1-202-418-1066 FCC.

20. Fence, Fence Extensions, Walls and Hedges

- 20.1 Fences, walls and hedges must be approved by the ACC.
- 20.2 Any painting, staining, or varnishing of fences must be approved by the ACC.

- 20.3 For all corner Lots, or Lots which are adjacent to designated Association property, the side with reinforcing visible shall face the interior of the Lot. All other wood fences shall be “good neighbor” fences (i.e. alternate every six to eight feet the visible reinforcing).
- 20.4 Fence, wall or hedge extension requests must be submitted by both neighbors concurrence sharing the side lot line and fence, wall or hedge except in the case of a corner Lot.
- 20.5 No fence, wall, hedge or shrub planting which obstructs sight lines shall be placed, or permitted to remain, on any corner Lot.
- 20.6 If both neighbors do not concur as to a proposed fence, wall or hedge extension, the ACC will examine the effect the extension will have on both properties. If one party will suffer from the extension (e.g., an existing sight line will be blocked), the ACC will reject the application.
- 20.7 Replacement or repairs of fences, walls or hedges must be made with similar materials and construction details as used in original fence, wall or hedge. Replacement with any other material must be approved by the ACC.
- 20.8 Chain link fence type construction is not allowed.

21. Decorations/Flag Poles

- 21.1 Decorative appurtenances, such as sculptures, birdbaths, birdhouses, fountains, or other decorative embellishments may not be placed on front lawns of Lots or on any portion of a Lot visible from any street, concealed from view from every other lot.
- 21.2 Christmas, holiday or other festive decorations of a temporary nature are exceptions. Decorations must be removed within four (4) weeks after the calendar date of the holiday.
- 21.3 Burglar bars must be in harmony with the design of the home and may not be visible from the front of the street.
- 21.4 Permanently affixed flag poles must be commercially manufactured and display only the US Flag, or the Texas flag. Bracket mounted flags, placed near the front entry of the home, are permitted

22. Exterior Lighting

- 22.1 Exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.

- 22.2 Exterior decorative lights, security lights or floodlights must be aimed so as not to shine onto a neighboring property.
- 22.3 Security, mercury vapor, or fluorescent lights may be attached only to the back of the house or the back of the garage and may not be visible from the street. Mercury vapor, fluorescent and sodium halite lights are not permitted in back or side yard if there are neighboring houses.
- 22.4 Electric post lights may be in front or back of house. Such lights must be no taller than eight feet (8') and the illumination must be a low wattage. The color of the post must complement or harmonize with the colors of the other materials on the house.
- 22.5 Exterior light fixtures shall be provided at the front door of each residence, provided however, that no light fixture or lantern of any type shall be placed on any Lot where it is visible from any other portion of the Properties until the same has been approved by the Committee.

23. Outdoor Carpeting

May be installed only on rear porch area.

24. Gates

- 24.1 Full wooden panel to match trim of house or existing fence.
- 24.2 No chicken wire, chain link or lattice is approved.
- 24.3 Wrought iron and simulated iron gates are permitted, but must be painted black or the same color as the house trim.

25. Birdhouses

- 25.1 Maximum permitted height of fourteen (14) feet
- 25.2 Must be placed not closer than five (5) feet to any property line, and must be situated in the rear of the house.

26. Landscaping

- 26.1 General Landscaping (defined as living plants, trees, shrubs, flowers, etc., and utilization of non-living material necessary for growth, e.g., bark, mulch etc.) is generally not subject to ACC review and approval except in circumstances wherein such landscaping is intended to accomplish a structural objective, such as a hedge or a visual barrier, or is visually

objectionable, not in harmony with the surrounding neighborhood, or is specifically referenced in the Declaration of Covenants.

- 26.2 Trellises, window boxes, arbors, and permanent borders, must have ACC approval.
- 26.3 Landscape timbers and bricks without mortar do not need ACC approval unless they exceed a height of two (2) feet.
- 26.4 Landscape projects must take into account the effect on drainage from resident's property on to adjacent properties.
- 26.5 No object which obstructs sight lines at elevations between two (2) feet and six (6) feet above the surface of the streets within the triangular area formed by the intersecting street lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or extensions thereof shall be placed, planted or permitted to remain on any corner Lots.

27. Swing Sets

Location will be considered for neighbors' privacy, but not closer than five (5) feet to any property line, and must be located at rear of house.

28. Driveway Extensions/Sidewalks

- 28.1 Driveways, entry walks and sidewalks on each Lot may be constructed of broom finished. Pebble or exposed aggregate is prohibited.
- 28.2 Asphalt driveways and pebble or exposed aggregate sidewalks are specifically prohibited.
- 28.3 Concrete spilled, poured or washed on a street must be immediately removed.
- 28.4 Sidewalks adjacent to a curb and all driveways must be broom finished concrete, three feet (3') wide.

29. Garages/Carports

- 29.1 Conversions of garage to living areas are not permitted. Garage must be able to hold two vehicles.
- 29.2 Aluminum, sheet metal or fiberglass carports are not permitted.
- 29.3 An application must be submitted for lean-to sheds, potting sheds or any other attachments to a garage.

30. Window Air Conditioners

Window or wall air conditioners need ACC approval.

31. Awnings/Window Shades

31.1 Awnings are permitted on the side and rear windows of a house and must be of the same color as the house. Awnings used as patio covers must be of the same color as those on the house.

31.2 Metal and wooden slat exterior shades are not permitted on the front of the house. All exterior shades must be approved by the ACC prior to installation.

32. Signs, Advertisements, Billboards

32.1 No signs, billboards, posters or advertising devices of any character shall be erected or displayed to the public view on any Lot except for one (1) professional sign of not more than five (5) square feet, advertising the residence for sale.

32.2 Signs which give notice of a home security system are permitted if placed at or near the front entrance and are no larger than 1 foot by 1 foot. Window stickers which give notice of a home security system are also permitted.

32.3 The ACC shall have control over all the wording, design, appearance, size, quantity, and location of all signs. Except for sale or rental signs adhering to the standards of the first sentence of this Article, all signs within the Properties shall be subject to the prior written approval of the ACC.

32.4 Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship or a political party, issue or proposal, provided that such signs may not be erected more than ninety (90) days in advance of the election to which they pertain and shall be removed within ten (10) days after such election.

EACH UNIT IN OAKWELL FARMS HAS A SET OF COVENANTS SPECIFIC TO THAT UNIT.

THESE GUIDELINES ATTEMPT TO ADDRESS THE MORE COMMON QUESTIONS IN EACH UNIT.

PLEASE REVIEW THE COVENANTS FOR THE UNIT YOU OWN PROPERTY IN TO OBTAIN THE SPECIFICS.