

FONN VILLAS CIVIC ASSOCIATION, INC.

GUIDELINES

FOR ARCHITECTURAL AND NEIGHBORHOOD STANDARDS

February 5, 2007

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GUIDELINES FOR
ARCHITECTURAL AND NEIGHBORHOOD STANDARDS
FONN VILLAS CIVIC ASSOCIATION, INC.

These Guidelines supersede the original guidelines in their entirety as adopted on June 1, 1998.

A. Purpose and Objectives

A set of guidelines for architectural and neighborhood standards (the Guidelines) has been created in an effort to promote the maintenance and appreciation of real estate values in the Fonn Villas Subdivision. These Guidelines stem from the covenants established in the Fonn Villas Restrictions (the “Deed Restrictions”) and, like the Deed Restrictions, are intended to preserve the harmonious and aesthetically pleasing design of individual properties in Fonn Villas, as well as the aesthetics, uniformity, and the natural setting and beauty of the whole subdivision.

In practice, these Guidelines create standards for Fonn Villas and aid homeowners in their plans for any improvements or modifications to their properties.

The definitions of “capitalized terms” that are used in these Guidelines can be found in the Deed Restrictions for Fonn Villas Subdivision. The terms “Alteration” and “Application” are defined in section C. below.

B. Architectural Control Committee (ACC)

The ACC is composed of the officers of Fonn Villas Civic Association (FVCA) and the Architectural Standards Committee (ASC) Chairman. The ASC Chairman functions as the administrative and operations officer of the ACC. Composition and chairmanship of the ACC is defined by the Fonn Villas Deed Restrictions.

The FVCA has jurisdiction over demolition, construction, modifications, and additions, made to the Improvements on a Lot. The FVCA Board of Directors (the Board of Directors) shall have the final authority over all actions taken by the ACC.

C. Application/Approval Process

1. **PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION, MODIFICATION, OR ADDITION TO EXISTING IMPROVEMENTS (HEREINAFTER REFERRED TO AS “ALTERATIONS”), A WRITTEN APPLICATION (HEREINAFTER REFERRED TO AS “APPLICATION”) MUST BE SUBMITTED TO THE ACC THROUGH THE ASC FOR REVIEW AND APPROVAL.** Application forms can be obtained from the ASC chairman (copy provided as Attachment 1).

Examples of Alterations include, but are not limited to, the construction or installation of sidewalks, driveways, parking lots, mail boxes, decks, patios, courtyards, swimming pools, exterior window treatment, walls, fences, exterior lights, certain landscaping, garages, demolition of any existing structure, new construction, exterior addition or any change or alteration thereof (including, without limitation, painting or staining of any exterior surface).

2. All applicants must submit with their Application, two copies of building plans, specifications, and a plot plan showing the location of the Alteration. For Alterations, which will involve construction of a new Structure applicants shall submit, in addition to the aforementioned documents, two (2) copies of a detailed site plan and a copy of the survey. All pertinent information must be included, e.g., specifications, consent of encroachment, conformance with applicable city codes, as well as a mailing address and phone number. All Applications must be in writing on the prescribed form; the ACC will not respond to verbal requests. Applications should be submitted to the ASC as listed in the Fonn Villas Directory. Applicants may request verification of the Application receipt.
3. The ACC will respond in writing to all Applications. Upon approval or disapproval, one copy of the Application will be marked and returned. If an Application is not approved, the ACC will state in an explanatory letter why such approval was denied. If an applicant wishes to discuss or appeal a decision made by the ACC, the Chairman of the committee should be contacted for an appointment.

No ACC member can approve his/her own Alterations.

4. The Deed Restrictions provide that if the ACC fails to approve or disapprove an Application within forty-five days of its submission, the Application will be considered a deemed approved. For the purpose of determining when this time period starts, the period begins from the date the ACC receives a complete Application with all required documentation consistent with the intent of Section C. 1. and 2. above. If additional information is required by the ACC, the 45-day processing period will commence upon receipt of the additional information. Submission of an incomplete Application or submission of an Application without documentation outlined in Section C1 and C2 shall be considered disapproved without any action by the ACC and without notice to the applicant. Submission of an incomplete Application or submission of an Application without documentation outlined in Section C1 and C2 shall not start the forty five (45) day time period for the ACC to respond. It is the applicant's sole responsibility to submit a complete Application and attach all required documentation.

The time period for implementation of the proposed Alterations should allow for the time required to complete the approval process. The ACC will make every effort to respond in less than the allowed time.

In the event the ACC fails to indicate its approval or disapproval within the 45 days after receipt of the required documents, the Application is deemed approved. However, failure to respond on the part of the ACC does not imply permission to encroach on an easement or building line or grant a variance to construct any item that is expressly prohibited by the Fonn Villas Deed Restrictions or these Guidelines. See Section E, Variances, below.

D. Compliance/Noncompliance

A homeowner is in non-compliance if: (1) the Alteration contradicts a provision of either the Deed Restrictions, these Guidelines or a granted variance; or (2) an Alteration is commenced without first filing an Application and obtaining approval from the ACC; or (3) the homeowner did not obtain the required permits from a government agency having jurisdiction over the project prior to the commencement of construction. Unapproved or prohibited Alterations may have to be removed or modified at the homeowner's expense. FVCA strongly suggests that all homeowners study the Deed Restrictions and the Guidelines. If there are any questions concerning their terms, the homeowner should contact the ACC for clarification.

From time to time, these Guidelines may be modified by the FVCA Board as the needs of the subdivision change. Proposed Alterations are to be in full compliance with the most current release of these Guidelines as filed with the County Clerk of Harris County, Texas. A copy of both the Deed Restrictions and these Guidelines may also be found on the Web at www.fonnvillas.org.

E. Variances

A "Variance" is hereby defined as approval from the Board of Directors and/or the ACC for any construction that would not be in strict compliance with these Guidelines.

A Variance from the Deed Restrictions cannot be granted.

Although the desire for a Variance may be considered an integral part of the homeowner's proposed Alterations, a request for a Variance and an Application for Alterations are separate and require separate approvals. Therefore, the 45-day time frame that applies to an Application does not apply to a request for a Variance. The approval process for a Variance request is different from that of an Application. See Section F, Procedure for Obtaining a Variance, below.

The applicant must submit a written request for a variance stating why this variance is necessary and required. This request must be attached to the Application. It is the sole responsibility of the homeowner to properly identify any portions of the proposed Alteration(s) that would require variances and to request such variances prior to construction. Each Application is considered on its own merit and the ACC may grant a variance from these Guidelines if, in the sole discretion of the ACC, the circumstances warrant, provided however, that any such variance may not vary a provision in the Deed Restrictions.

All variances must be granted in writing. Because a variance may have been granted in one instance does not mean that a variance will be granted at a future date for an Alteration of a similar nature at the same or another Lot. APPLICATIONS FOR ALTERATIONS MUST BE SUBMITTED, REGARDLESS OF ANY VARIANCES PREVIOUSLY GRANTED.

F. Procedure For Obtaining a Variance

The homeowner must notify all homeowner's on the street and adjacent lots of the variance being requested prior to submitting the Variance request to the ACC. Such notification must be in writing through the US mail with a copy furnished to the Chairman of the ACC. .

The ACC will set up a meeting with the homeowner and the notified neighbors as soon as is practical from the date of the submission of the request for a Variance and the associated Application. This will be an open meeting in which any Fonn Villas property owner may attend. A sign to notify Fonn Villas' property owners of this meeting's time and place will be displayed in a prominent location within the Sub-division three days in advance of the meeting.

At this meeting the homeowner requesting the Variance will present the request, stating the specific applicable Guideline and why the Variance is necessary. Following this, any Fonn Villas' property owner in attendance will be given the opportunity to respond. In the event a property owner has submitted written comments and/or objections, the President of the ACC will read same to those in attendance. Following this, the members of the ACC are open to question or respond to the homeowner requesting the Variance.

Once discussions are complete, the ACC will vote on the requested variance. A majority vote will rule.

G. Easements

The ACC cannot approve any Application if there is an encroachment on an easement until the homeowner provides a letter of consent from the appropriate utility for such encroachment. Any non-portable structure on an easement is considered permanent, and thus an encroachment.

Approval by the ACC of any encroachment of an easement shall not serve as an amendment or change of that easement and shall not create liability through the ACC. Any encroachment upon such easement shall be at the sole risk and expense of the owner.

H. Enforcement

If a homeowner is found to be in non-compliance as defined in Section D above, the Board of Directors for FVCA has the legal right to enforce the removal of the non-complying Alteration no matter at what time this non-compliant Alteration was brought to the attention of the ACC.

Further, the Deed Restrictions provide as follows:

“If owners or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning lands situated in Fonn Villas Subdivision to prosecute such actions at law or in equity as he or they may deem advisable against the persons violating or attempting to violate any of said covenants and restrictions.”

Failure of the FVCA or any owner to enforce a covenant or restriction herein contained shall in no event be deemed as waiving the right to do so thereafter.

All Alterations are, during implementation and after completion, subject to inspection by the ACC.

I. Complaints Regarding a Violation

Homeowners are encouraged to help maintain the beauty of Fonn Villas. To this end, all residents have an obligation to conform to the Deed Restrictions and these Guidelines, and to ensure non-complying Alterations are corrected. Should any homeowner have a complaint regarding a violation, notify the ASC in writing by letter or e-mail. Responses to complaints will be in writing by either letter or e-mail.

J. Controlling Documents

In the event of a conflict between these Guidelines and the Deed Restrictions, the Deed Restrictions shall control.

GUIDELINES FOR ARCHITECTURAL STANDARDS

1.0 **Buildings**

- 1.1 The maximum height of a Building (s) is thirty-three (33) feet as measured from the top of the foundation slab at the front threshold of the Residential Unit. In the case where all new construction is proposed following demolition of the pre-existing Building (s), the Application must contain the pre-existing threshold elevation relative to the closest street curb. This elevation will serve as a benchmark for the measurement of the maximum allowable height of the new Building (s)
- 1.2 The “footprint” of the Building(s) on any Lot may not exceed forty (40) percent of the “Lot size”.
- 1.3 The “footprint” of a Building (s) is hereby defined as the area of the foundation slab as measured from the outer edges of the slab. The “footprint” includes covered porches but excludes driveways, paved walkways, and patios that are not part of the foundation slab for the Single Family Detached residence.
- 1.4 “Lot size” is hereby defined as the area of the Lot as calculated from the survey plat filed with the County Clerk of Harris County, Texas.
- 1.5 In the event that a Lot or a portion of a Lot is cleared for new construction and living trees with a trunk diameter of 12” or greater are removed to accommodate the new construction, the Application must show the approximate location of an equal number of replacement trees that are to be planted. The new trees must be of the same general variety as existed prior to tree removal and each tree must have a minimum trunk diameter of 4 inches.
- 1.6 Wind turbine attic vents must be mounted in the rear portion of the roof so that they are not visible from the street in front of the Residential Unit. The vents must be a color that will blend with the shingle color, or be painted to match the shingle color.
- 1.7 Stucco and Hardiplank or their equivalents can be used in place of wood, however it is not a substitute for brick, brick veneer, stone, stone veneer, concrete, or other masonry type construction. Notwithstanding anything contained within these Guidelines, the exterior walls of all residences shall be at least fifty-one percent brick, brick veneer, stone, stone veneer, concrete or other masonry type construction as is mandated under the Deed Restrictions.
- 1.8 Considerations for approval of an Application may also include such factors as structural integrity, architectural suitability, and aesthetic harmony with the subdivision as a whole.

2.0 **Outbuildings**

- 2.1 An “outbuilding” is defined as any Structure not designed for living that is not attached to the Residential Unit. This definition does not include bona fide additions to the

Residential Unit or Garage(s), but does include and is not limited to storage sheds, gazebos, lean-tos, and playhouse/forts.

- 2.2 The materials and colors should match, blend, or otherwise be consistent with the general appearance of the Residential Unit.
- 2.3 Storage sheds should have a peaked roof, no higher than eight (8) feet from the ground to the highest point, and a maximum of ten by twelve (10x12) feet of floor space. The structure must be kept a minimum of five (5) feet off any property line and not visible from the street. Locations must also be far enough away from property-line fences to allow for drainage to occur entirely on the owner's Lot.
- 2.4 Any outbuilding placed on a concrete slab on top of a utility easement will require a letter from the utility consenting to the encroachment, as it will not be considered portable. If an outbuilding is on a utility easement, but is not on a slab and can be moved, the ACC will consider it as portable.

3.0 **Basketball Goals**

- 3.1 Basketball goals must be mounted on the Garage or placed on the side of the driveway, as far to the rear of the property as possible. Basketball goals may not be erected beyond the front building line, and must be located so that errant or stray basketballs do not promote play in adjacent neighbors' yards.
- 3.2 If the backboard is mounted onto the roof by use of a mounting structure, the mounting structure must be painted to match the roof shingle color.
- 3.3 The basketball goal backboard, net and post must be maintained in usable condition. Basketball goals not maintained will be required to be removed.
- 3.4 Only one basketball goal per lot will be permitted.
- 3.5 Basketball goals are not allowed to be placed in the street in accordance with City of Houston Ordinance.

4.0 **Patio Covers/Carports**

- 4.1 Patio Covers
 - 4.1.1 Patio covers should be constructed of materials that complement the Single Family Detached residence and must be integrated into the existing roof line and if attached must be flush with the eaves. Allowable construction materials are as follows:
 - a. Painted wood is to match the trim of the Single Family Detached residence.
 - b. Treated wood or naturally rot and insect resistant woods (such as cedar and redwood) may be used. Staining or painting may not be required. All other woods must be painted or stained to match the trim of the Single Family Detached residence.

- c. Supports must be brick, treated wood, painted wood, or metal columns. No pipe is allowed.
- 4.2 Carports
- 4.2.1 Carports must be integrated into existing rooflines and the shingles must match the roof of the Single Family Detached residence. The entire cover and posts should be trimmed out to match the Single Family Detached residence. At no time, however, shall a shingled roof be allowed with an unpainted frame whether treated or untreated wood is used.
 - 4.2.2 Carports must be situated on the Lot such that it provides drainage solely onto the owner's Lot. A roof located less than five (5) feet away from a side property-line must be guttered with down spouts. In no event shall a carport be approved for construction that will be located closer to a Lot line than that allowed by the Deed Restrictions.
 - 4.2.3 A freestanding carport is not permitted.
- 5.0 **Additions to Buildings/Demolition and New Construction**
- 5.1 Additions to Buildings
 - 5.1.1 Exterior materials and colors should match the Residential Unit .
 - 5.1.2 Approval of the sizes and shape of an addition will depend on architectural style and layout of the altered Single Family Detached residence, size of lot, and how well the addition integrates with the existing Single Family Detached residence. Submitted plans must show room size in proportion to room dimensions of the Residential Unit. The roof of the addition must integrate with the existing roof so as to appear to have been part of the original Residential Unit. Additions should not be situated such that they pose a problem to the effective drainage of the property or adversely affect drainage of a neighboring Lot.
 - 5.2 Demolition and New Construction
 - 5.2.1 The demolition of an existing structure must not physically impact the adjoining Lots.
 - 5.2.2 If the Lot is to be left vacant for any period of time, it must be kept clean of all debris and the grass and weeds must be kept mowed and edged as a lawn.
 - 5.2.3 The design of the new construction should be architecturally and esthetically compatible with the other Single Family Detached residences in the Fonn Villas Subdivision.
 - 5.3 Approval by ACC does not relieve the homeowner from the responsibility of obtaining required permits from governmental agencies having jurisdiction over the project. Any construction done without the required permits constitutes a violation of the approval of the homeowner's Application for the construction that was obtained from the ACC and will require the homeowner to re-file the Application and obtain approval from the ACC before construction continues.

- 5.4 Building materials placed on Lots prior to the commencement of any Alterations must be kept in a neat, clean, and orderly condition. No materials may be placed on the street or on the easement adjacent to the street.
- 5.5 Trash dumpsters should be placed as far back on the Lot as practical. All debris must be kept in the dumpster and not allowed to collect around it.
- 5.6 The construction site must be fenced off with warning fencing.

6.0 Exterior Painting

- 6.1 Exterior colors must be approved by the ACC, even if a homeowner intends to paint in accordance with an original color scheme. Color of brick used in the Single Family Detached residence and the color of neighboring Single Family Detached residences are considerations. Extremely bold colors or patterns are prohibited.
- 6.2 Exterior paints and stains for each Single Family Detached residence shall be selected to complement or harmonize with the colors of other materials with which they are used.
- 6.3 Trim colors should compliment the principle color of the Residential Unit and generally stay within the earth tone color family (i.e., black, brown, tan, beige, gray, green, or white, and muted or pastel tones of primary colors). Extremely bold colors or patterns are prohibited.
- 6.4 Front doors may be stained a natural wood color, or painted the same color as the Residential Unit trim or a different color that blends with the main principle color of the Residential Unit. Other paint colors may be approved on a case-by-case basis.

7.0 Windows and Doors

- 7.1 The window frames, windows and doors must be of a style and color that is compatible with the exterior colors and general appearance of the Single Family Detached residence.
- 7.2 All storm doors must be a full glass door. No screen doors are allowed as front doors.
- 7.3 Materials, colors and glazing patterns of windows that are visible from any street must complement the existing Building's architectural theme.

8.0 Decks

- 8.1 Construction materials should be compatible with the Single Family Detached residence. Treated wood or naturally rot and insect resistant woods (such as cedar and redwood) may be used, in which case staining or painting may not be required. All other woods must be painted or stained to match the trim of the Single Family Detached residence.
- 8.2 Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

8.3 Decks should not be situated such that they pose a problem to the effective drainage of the property or adversely affect drainage of a neighboring lot.

8.4 The floor of a deck higher than eighteen (18") inches above the ground is not permitted.

9.0 Swimming Pools and Spas

9.1 No pool or spa of any type, including any associated decking may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

9.2 Any pool or spa should be located at least five (5) feet from a side and rear property-line to maintain proper drainage on the Lot. The pool must meet all building-line and easement restrictions on the recorded plat and in the Deed Restrictions. Pools should not be situated such that they pose a problem to the effective drainage of the property or adversely affect drainage of a neighboring Lot.

9.3 All private swimming pools and spas shall be completely enclosed by a fence, (see Section 12 below) protected from unauthorized entry, and are in compliance with applicable City of Houston building and safety codes.

9.4 Above-ground pools are not permitted.

9.5 Pools are to be drained to the street and into the storm drain system.

10.0 Solar Panels/Screens/Film

10.1 The ACC will only approve solar panels which are unobtrusive and which blend in with the roof shingle color. Exterior materials and colors should match the Residential Unit as much as possible.

10.2 No solar panel should be mounted so that it extends above the roofline.

10.3 Solar screens are allowed on windows only if they blend with the brick and roof color.

10.4 Solar window film must be non-reflective type. Samples of window film must accompany each Application.

11.0 Flag Poles/Antennas

11.1 Permanently affixed flagpoles are prohibited. Bracket mounted flags placed near the front entry of the Residential Unit are permitted.

11.2 No exterior antennas or satellite dishes of any type shall be erected, constructed, placed or permitted to remain on any Single Family Detached residence structure, improvement or building unless the antenna or satellite dish is located to the rear of the roof ridge line, gable or center line of the Residential Unit unless it is impossible to receive signals from the location as described in this Section 11.2. In that event the receiving device may be placed in a visible location as approved by the ACC. The ACC

- may require as much screening as possible while not substantially interfering with reception.
- 11.3 Freestanding antennas or satellite dishes are not permitted, unless it is impossible to receive signals from the location as described in Section 11.2 above. In that event the receiving device may be placed in a visible location as approved by the ACC. The ACC may require as much screening as possible while not substantially interfering with reception.
- 11.4 Where possible, the homeowner is encouraged to place the antenna inside the attic space.
- 12.0 Fences, Fence Extensions, Walls and Hedges**
- 12.1 Any fence or wall shall be no greater than eight (8) feet in height and shall be no nearer to the front property line of the Lot which it serves than the building line which is closest to that property line.
- 12.2 Any hedge intended for the purposes of privacy and/or security planted along a property-line is subject to the approval of the ACC. The hedge shall be no higher than eight (8) feet and is subject to the same location limitations as fences and walls. The hedge must be maintained and trimmed so that it does not exceed the maximum height limit nor encroach upon the neighboring Lot.
- 12.3 Fence materials and style should be selected to complement or harmonize with the Residential Unit. Any painting, staining or varnishing of the fence must be approved by the ACC. Chain link fence is not permitted.
- 12.4 No fence, wall or hedge may extend so as to encroach across the recorded front building line and may not extend beyond the actual front building line of the Residential Unit.
- 12.5 Repair of fences, walls or hedges must be made with similar materials and construction details as used in original fence, wall or hedge.
- 12.6 Gates and gate covers shall be full wooden panels to match the trim of the Residential Unit or existing fence. No chicken wire, barbwire, chain link or lattice is permitted. Wrought iron and simulated iron gates are permitted, but shall be painted black or a color that blends with the Residential Unit's trim.
- 13.0 Exterior Lighting**
- 13.1 Exterior lighting should not be of a wattage or lumen count that will affect neighboring Residential Units.
- 13.2 Exterior decorative lights, security lights or floodlights must be aimed or shielded so as not to shine onto a neighboring property.
- 13.3 Low voltage landscape lighting does not require approval by the ACC.
- 13.4 Exterior lights must not impair the overall aesthetic appeal.

14.0 Landscaping

- 14.1 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. However, in circumstances wherein such landscaping is intended to accomplish a structural object, such as a property-line hedge or a visual barrier, such hedge or visual barrier is subject to approval by the ACC (see Section 12.0).
- 14.2 The exception to Section 14.1 above is covered by Section 1.5 regarding the removal of living trees to accommodate the new construction or additions.
- 14.3 All lawns must be kept mowed, edged, and in an attractive condition. Failure to maintain a lawn could result in the exercise of the Fonn Villas Civic Association's right to mow and edge the lawn and charge all costs back to the Owner.
- 14.4 Trellises, window boxes, arbors and permanent brick borders visible from the street, must be approved by the ACC.

15.0 Driveway Extensions/Sidewalks

- 15.1 An Application showing conformance with City Code must be submitted for any driveway removal, addition or modification. Driveways, entry walks and sidewalks on each Lot may be constructed of concrete or other materials as approved by the ACC. Asphalt driveways and asphalt sidewalks or walkways are specifically prohibited.
- 15.2 Width of driveway between the front building line and the street shall not exceed twelve (12) feet. Exceptions will be made for corner lots with side-out garages.
- 15.3 Any concrete spilled, poured, or washed on a street must be immediately removed leaving the street clean and unstained.
- 15.4 Driveways must be maintained.
- 15.5 Painting a topcoat on driveways and sidewalks is not permitted.
- 15.6 Colored concrete is subject to approval by the ACC.

16.0 Window Air Conditioners

- 16.1 Auxiliary window or wall-type air conditioners shall be permitted but must not be visible from the street.

17.0 Exterior Window Treatment

- 17.1 Exterior window treatments (such as shutters, storm windows, awnings, and etc.) should be consistent with the color of the exterior shell and trim, and with the general appearance of the Residential Unit.
- 17.2 Awnings must be maintained.

18.0 Signs/House Numbers

- 18.1 The use of Real Estate signs are addressed in the Deed Restrictions which state:
- “No sign of any kind shall be displayed to the public view except one sign of not more than 5 square feet, advertising the property for sale or rent. The FVCA ‘Guidelines’ may authorize additional signs..”
- 18.2 The Board of Directors asks that political signs be put up no more than 30 days before the election involved and that the signs be taken down immediately after the election.
- 18.3 A small sign indicating home security systems must be placed next to the Residential Unit.
- 18.4 Small high school booster signs placed next to the Residential Unit are authorized if kept to a minimum.
- 18.5 All other signs promoting, advertising or announcing a commercial enterprise are not allowed.
- 18.6 House numbers may be placed on the Residential Unit and/or painted on the street curb in the front of the Residential Unit.

GUIDELINES FOR NEIGHBORHOOD STANDARDS

19.0 Garage Sales

- 19.1 In the best interest of the neighborhood, a limit of two (2) garage sales per year per Residential Unit are permitted.
- 19.2 Garage sales may be conducted only on Thursdays, Fridays or Saturdays, and all items must be cleared from view no later than Saturday at 5:00 p.m. following the sale.

20.0 Trailers, Boats, Campers, Recreational Vehicles, etc.

- 20.1 No temporary Structure (sales structure, trailer, travel trailer, tent, shack, garage, barn or other outbuildings) shall be used on any lot at any time as a residence, either temporarily or permanently.
- 20.2 Trailers, boats, campers, recreational vehicles, or other similar vehicles shall be stored out of view from the street at all times and shall not be connected to utilities within a lot.
- 20.3 No dwelling, motor home or manufactured housing previously constructed elsewhere may be moved onto any lot in the Subdivision controlled by these covenants.

21.0 Trash, Recycling and Yard Clippings

- 21.1 These materials may not be placed at the curb prior to darkness on the day before scheduled pickup. Garbage and recycling containers shall not remain in public view beyond the day of scheduled pickup.

22.0 Overnight Parking

- 22.1 Vehicles are to be parked in the garage or in the driveway, not in the street.

ATTACHMENT 1

APPLICATION FORM

(Also available at www.fonnvillas.org on the Internet)

ACC APPLICATION

To: Fonn Villas Civic Association
C/O Chairman of the Architectural Committee

RE: Modifications, additions, improvements, or alterations to be made by

Mr./Mrs./Ms. _____ located

on _____, a
Residence in Fonn Villas Sub-division, Harris County, Texas.

Dear _____,

I/We hereby make this written application request as per the Deed Restrictions of Fonn Villas for the purpose of:

___ Construction of a new structure.

___ Modification, addition or alteration to existing improvements.

The work will be as described below or as listed on the attached document(s).

I/We have reviewed the Fonn Villas Civic Associations Guidelines for the Architectural and Neighborhood Standards. ___ Yes ___ No

I/We have included samples and/or technical information. ___ Yes ___ No

I/We have included a copy of a proposal, work order, or a signed contract. ___ Yes ___ No

I/We can be reached at 713- _____ The best time to call is ___ PM ___ AM

Approval of this application by the ASC, ACC or the Board of directors does not constitute a representation of the adequacy or safety of design or compliance with Codes or other legal requirements and all such legal requirements must be complied with.

___ This application **IS APPROVED** as submitted.

___ This application **IS NOT APPROVED** because of the following:

Reviewed by: _____ Date: _____

Form revised 12/04/2006