

ARCHITECTURAL STANDARDS AND GUIDELINES  
COUNTRYSIDE HOMEOWNERS ASSOCIATION, INC.

BELOW ARE SOME ARCHITECTURAL CONTROL GUIDELINES WHICH ARE USED BY THE BOARD OF DIRECTORS SO THAT THEY CAN ACT UPON ALL WRITTEN HOME IMPROVEMENT REQUESTS IN A FAIR AND CONSISTENT MANNER. PLEASE KEEP THESE GUIDELINES FOR YOUR RECORDS. PLEASE SUBMIT A HOME IMPROVEMENT REQUEST FORM BEFORE THE WORK IS BEGUN. IF YOU NEED A HOME IMPROVEMENT REQUEST FORM, CALL THE ASSOCIATION OFFICE AT 281-332-1091.

ADMINISTRATIVE

1. The Board or Architectural Committee will consider only written requests for architectural changes. Requests should be submitted on the approved form.
2. If an architectural change request is rejected, the homeowner is free to request that the committee or Board reconsider its position and must provide any additional information needed to clarify any questions the committee or Board may have.
3. The committee will make its recommendation at or before the next board meeting after receipt of request.

OUTBUILDINGS

A. Placement - No outbuildings shall be placed within three (3) feet of any property line. No outbuildings shall be placed to encroach upon any dedicated easement. No outbuildings shall be placed so as to encroach upon any building line. No outbuildings shall be placed within three (3) feet of any fence or any other building.

B. Height - No outbuilding shall exceed eight (8) feet in height at any point.

C. Length and Width - The length and width of any outbuilding shall be limited so that established drainage patterns will not be disrupted. Depending upon the size and placement of the lot, the length, and width of any outbuilding shall be examined on an individual basis. Approval of the overall size of an outbuilding shall not be unreasonably withheld.

D. Color - The color of an outbuilding should be in harmony with the existing colors of the house and the surrounding neighborhood and shall be examined on an individual basis and approved by the Board of Directors. Approval of the color of an outbuilding shall not be unreasonably withheld.

E. Materials - Outbuildings may be constructed of wood, masonry, brick, metal, glass or composition materials which complement those materials used in the main structure of the house. If the outbuilding is to be built on site, its roof shall be of glass, plastic, fiberglass or shingles identical to those used in the main residence. Pre-fabricated buildings of aluminum, steel or other material are acceptable as long as they meet the other criteria involved.

F. Other Conditions - No utility or outbuilding shall be erected on any lot unless such utility or outbuilding shall be concealed behind an approved fence. Notwithstanding any other provisions herein contained, each request for the installation of an outbuilding shall be examined on an individual basis and may be disapproved if in the opinion of the Architectural Control Committee and the Board of Directors of Countryside Homeowners

Association such outbuilding would not be architecturally compatible with the main residence or with the overall neighborhood. Approval of outbuildings shall not be unreasonably withheld.

CAR PORTS - No car ports or awnings of any type shall be affixed to the front of any residence in Countryside.

MAIL BOXES - Mail boxes are intended to serve a specific function and the size and placement of the mail box should be regulated to enhance that function. Approval of a mailbox request shall not be unreasonably withheld.

GUTTERS - Rain gutters must be painted the same color as the house or the trim thereon and must be kept in good repair.

PAINTING - The colors and scheme to be used in painting a house shall be consistent with the overall scheme of Countryside Subdivision so as not to detract from the overall appearance thereof. Samples of the colors to be used in painting should be submitted with the request for Board approval. In the event that the house is to be repainted the same colors as those originally used, no samples will be necessary. Approval of colors to be used in painting shall not be unreasonably withheld.

ROOM ADDITIONS - A request for room additions to existing houses should be reviewed on an individual basis and shall be accompanied with detailed plans listing materials and time tables for construction. Including any requested additions, the ground floor of the house must contain not less than fifty-one (51%) percent brick veneer. Siding or other materials used in the room additions should be of such quality, texture and material to enhance the overall appearance of the house or shall be the same as those originally installed on the house. Roof shingles must be of a uniform color all over the house. Garage door must be left in position when enclosing the garage as a room addition.

SIDEWALKS - No additional sidewalks are to be placed in front of any existing house.

CHILDREN'S PLAYHOUSES - Children's playhouses are to be regulated according to the same standards and guidelines applied to other outbuildings.

TIN FOIL IN WINDOWS - Aluminum foil or tin foil shall not be allowed to remain in any window in Countryside.

ROOF VENTS - Roof vents or turbo vents should be installed in such a manner that they do not exceed the roof line by more than 10 inches, and if they follow the manufacturer's guidelines for installation. A request for the installation of vents will be considered on an individual basis and approval of the installation shall not be unreasonably withheld.

BROKEN WINDOWS AND PATIO DOORS - All broken windows and patio doors must be fixed as soon as possible.

FENCES:

- A. Materials - Only six (6) foot wooden fences of cedar, redwood, pine or other suitable wooden material shall be approved for installation in Countryside.
- B. Placement - Fences proposed for construction that are located wholly within the property lines of the homeowner's lot and which will not extend into the front yard beyond the building setback line for the main residence upon such lot and which in the opinion of the Board of Directors of the Association will

not interfere with the general harmony and external design of the subdivision will be approved by the Board provided that on major thoroughfares, the fencing is not closer than the property line and for houses siding on major thoroughfares and facing on minor streets the side lot fence may extend only to the front of the, house exclusive of the garage. In no event shall such fence or any part thereof be constructed or placed in any portion of said lot nearer to the front street which the main residence faces than is permitted for the main residence to be constructed upon such lot.

WIDENED DRIVEWAYS - The placement of the extension of an existing driveway and the materials to be used therein shall be considered on an individual basis taking into account the location of easements and the interruption of established drainage patterns as well as the effect upon the overall appearance of the individual property and of the neighborhood. Driveways may be extended a total width of two (2) feet (maximum) and the width extension must be carried out the full length of the driveway from the front sidewalk to the house. Approval of requests to widen driveways shall not be unreasonably withheld.

BASKETBALL GOALS - Basketball goals may not be erected in such a manner as to encroach upon any building line on any lot. Basketball goals erected in such manner that they are visible from the street shall be painted the same color as the house or the trim thereon and shall be of regulation size and height from the ground. Basketball goals must be painted and maintained in a manner so as not to detract from the overall appearance of the property or of the neighborhood.

STORM DOORS/SCREEN DOORS - Storm doors are allowed on the front and back doors provided that they are in general harmony with the residence. Screen doors are allowed only on the back door provided that the backyard is fenced.

PATIO COVERS - Patio covers are allowed provided that they are constructed only in the area of the patio and the height of the cover does not exceed the eaves of the house.

WINDOW AIR CONDITIONERS - Window air conditioners will be permitted only at the rear of the house not visible from the street in front of the house. Subject to consideration in case of health or safety.

EXTERIOR HOLIDAY LIGHTS & DECORATIONS - All exterior lighting/decorations shall be removed within thirty (30) days following said holiday.

GENERAL CONDITIONS - All modifications or additions to existing structures must be completed within ninety (90) days of the time they are begun unless otherwise specifically agreed to by the Board of Directors. If not completed within the time allotted, the Board of Directors shall proceed against the homeowner as if a violation of the Deed Restrictions had occurred. All additions or modifications must be made in a workmanlike manner in order to enhance the overall appearance of Countryside Subdivision. Any addition or modification which would meet these guidelines and standards but which is erected in an unworkmanlike manner and which detract from the overall appearance of Countryside Subdivision shall be deemed to have been erected in contravention to the approval of the Board of Directors and the Board of Directors shall proceed as if a violation of the Deed Restrictions had occurred.

These guidelines and standards may be amended or modified from time to time.