

ARCHITECTURAL GUIDELINES ADDENDUM

**ARCHITECTURAL AND LANDSCAPING GUIDELINES
For
WILLOW PARK GREENS**

I. Landscape Requirements

A. Sodding-Front and Back Yards

1. Front and side yards are to be fully sodded on all lots.
2. Front, side and back yards are to be fully sodded on lots that back up to Willow Fork Country Club's golf course.
3. Yards visible to the public shall be solid sod if not in shrub beds.
4. Seeding or sprigging front or side lawns is prohibited, but may be acceptable in rear yards if not visible to the public.
5. In order to minimize the feel of concrete on all the lots, walkways to the front door shall come off the driveway. Therefore, front yard landscape beds will be on either side of the walkway.

B. Shrubs-Front Yards

1. Shrub planting shall consist of a minimum of two (2) layers planted at the foundation at the front of each home outside the fence. One (1) layer must be of evergreen shrubs.
2. Shrubs shall be five (5)-gallon container, planted thirty-six inches (36") on center, triangular spacing.
3. Groundcover or border plants shall be one (1)-gallon containers, planted twelve inches (12") on center, or split and planted six inches (6") on center.
4. Beds shall complement the building architecture and shall have a minimum width of six feet (6'). The number of plant species in the front yards shall be kept to a minimum, varying only from one shrub layer to the next. The number of plants shall be appropriate for the size of bed. Plants shall be spaced to cover the entire bed within one growing season.
5. Beds will border the walkway to the house and extend along the driveway for a length of three feet (3').

C. Shrubs-Golf Course Back Yards

1. Two (2) rows of offsetting flowerbeds consisting of five (5)-gallon containers planted thirty-six inches (36") on center shall be installed at the back of each home to cover the exposed slab area.
2. Shrub planting is required around all utility boxes in the backyards of all golf course lots.

D. Yard Trees

1. One (1) three-inch (3")-caliper oak tree shall be required in the front yard of each lot.
2. Two (2) forty-five (45)-gallon oak or pine trees shall be required in the back yard on all lots that back up to Willow Fork Country Club's golf course.

II. Landscape Installation

- A. Installation of landscaping and site improvements is to be executed in a high-quality manner, consistent with the image of Willow Park Greens.
- B. The Architectural Control Committee may reject any improvement where the material or workmanship fails to meet acceptable industry standards.

- C. Upon occupancy of the house, or ninety (90) days after completion of construction (whichever occurs first), trees, lawn and hedges visible to the public must be installed.
- D. Landscape subcontractor signage is prohibited in the front yards of all lots.

III. Maintenance

- A. Maintenance and proper care of installed landscaping is critical to the appearance of the Willow Park Greens community and the health and beauty of the plant materials.
- B. All landscaped areas are required to be maintained in a healthy and beautiful appearance by the builder or homeowner.

Proper maintenance includes:

1. Automatic irrigation systems are not required; however, adequate watering for proper plant health is required.
2. Fertilization of trees, shrubs, hedges and lawn.
3. Pruning of all trees including street trees.
4. Adequate pruning of all hedges.
5. Mowing of grass.
6. Seasonal weeding of shrub beds.
7. Weed control in lawns.
8. Seasonal mulching of shrub beds.
9. Insect and disease control.
10. Replacement of plant material, dead or diseased, with original species and size.
11. Removal of tree poles—Metal tree stakes should be removed from yard and street trees when they reach two and one-half inch (2½") caliper to ensure that the tree roots will not be damaged when the stakes are removed.

IV. Lighting

- A. The Architectural Control Committee must approve all exterior lighting.
- B. Floodlighting fixtures must be attached to home or other architectural elements, not columns. Floodlighting shall not illuminate adjacent public or private property. Light fixtures and sources shall be hidden from public view.

V. Screening

- A. All mechanical and electrical equipment (pool, air conditioners, *etc.*) and meter boxes must be completely screened from public view (streets, reserves, *etc.*). A combination of trees, hedges, walls, or painting should be used to screen equipment and mechanical areas.
- B. Rear Yard—Pools, structures, play equipment, barbecue areas, lawn furniture and storage buildings shall be screened from public view by a combination of trees, shrubs and fencing.
- C. No storage buildings or structures are to be permitted in the back yard of all golf course lots.

VI. Fencing—Golf Course Lots

- A. The back property line of all golf course lots shall have a four-foot (4') wrought iron fence installed.
- B. Twenty-foot (20') wrought iron returns are to be installed from the back property line on all the interior lot lines on all golf course lots. Six-foot (6') cedar fences are to taper to four feet (4') at wrought iron returns.

- C. Ten-foot (10') returns are to be installed at the front of each home.
- D. All other fencing requirements are listed in the Declaration of Covenants, Conditions and Restrictions for Willow Park Greens.

VII. Lot Spacing of Builder Floor Plans, Elevations and Brick Selection

- A. Homes with the same floor plan and same elevation cannot be built within four (4) lots on the same side of the street.
- B. Homes with the same floor plan and same elevation cannot be built within three (3) lots on different side of the street.
- C. Homes with the same floor plan with different elevations cannot be built within two (2) lots on the same side of the street.
- D. Homes with the same floor plan with different elevations cannot be built within two (2) lots on different sides of the street.
- E. Homes with the same brick selection must be separated by at least one (1) lot.

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY REGARDLESS OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in FF: Number Sequence on the date and at the time stated herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

APR - 3 2001



Dorely B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

After recordation, return to:
George W. Bamberg, Jr.
Morris Landis, Hollrah & Swocder
1480 Post Oak Blvd., Suite 700
Houston, Texas 77056

George W. Bamberg, Jr.
COUNTY CLERK
HARRIS COUNTY, TEXAS

2001 APR - 3 PM 12:39

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

THIS DOCUMENT WAS
FILED BY AND
RETURNED TO:
PACIFIC TITLE

Dianne Wilson

04-12-2001 03:20 PM 2001030335
CT \$47.00
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS