

## EXHIBIT "F"

### Design Guidelines

The attached Design Guidelines shall apply to all of Telfair, except as otherwise noted, until such time as they are amended, modified, repealed or limited pursuant to Article 5 of the Community Charter.

## EXHIBIT "F"

### MINIMUM ACCEPTABLE CONSTRUCTION STANDARDS FOR SWIMMING POOLS, SPAS, AND HOT TUBS FOR TELFAIR SUBDIVISION

The minimum acceptable construction standards for the placement of swimming pools, spas, and hot tubs within Telfair are as follows:

#### LOCATION

No portion of the pool structure may encroach onto the utility easement without written consent from the utility companies involved. Subject to the above mentioned approval, the decking may encroach onto the easement with the homeowner's awareness that utility company policy may require access to that area. The homeowner could be responsible for removal and/or will be responsible for replacement of the deck located in the easement. Pool decks may extend beyond the established side building setback lines so long as an adequate area (minimum two (2) feet) remains.

#### HEIGHT

Swimming pool appurtenances, such as rock waterfalls and slides must not exceed six (6) feet in height when measured from the natural ground. No portion of any swimming pool accessories (slides, diving boards, etc.) must be visible above the top of the fence. Above ground spas must not exceed four (4) feet in height and any decking surrounding the structure must not exceed that height. Additional landscape screening may be required.

#### FENCING/SCREENING

All pool equipment must be immediately screened from the street in the front by the rear yard wood fence or solid landscaping and from visible common areas by landscaping.

**ABOVE GROUND SWIMMING POOLS ARE STRICTLY PROHIBITED.**

## **MINIMUM ACCEPTABLE STANDARDS FOR OUTBUILDINGS FOR TELFAIR SUBDIVISION**

An outbuilding is defined as any attached or detached addition to the lot used for storage, greenhouse, playhouse, etc. The minimum acceptable construction standards for outbuildings are as follows:

### **LOCATION**

Outbuildings must be located in rear yard.

Outbuildings affixed to the ground must not encroach on any easement or building line.

Outbuildings must be a minimum of five (5) feet from the side and eight (8) feet from the rear property lines. Corner lots must maintain a minimum of eight (8) feet from the side and rear fence line and outbuildings adjacent to public areas or common open space must be a minimum of sixteen (16) feet from the property line.

Outbuildings must not be visible from any street.

### **SIZE**

Maximum height shall be eight (8) feet when measured from the natural ground to roof peak.

The overall size of the outbuilding shall not exceed one hundred twenty (120) square feet of floor space.

### **MATERIALS**

Materials and colors shall match those on the house. The Founder may approve prefabricated storage buildings provided the color blends with the house.

The roof shall be peaked and covered with composition shingles closely matching the color of shingles on the existing home.

Colors shall be muted, i.e., gray, brown, tan, off white.

**MINIMUM ACCEPTABLE STANDARDS FOR COVERED DECKS  
FOR TELFAIR SUBDIVISION**

Covered decks are considered to be additions to the rear of the residence that have no enclosure walls. The minimum acceptable construction standards for covered decks are as follows:

**LOCATION**

Located in back yard only. Must not encroach on any easement or building setback line.

Decks must be a minimum of five (5) feet from the property line adjacent to public areas, common open space, etc. and a minimum of five (5) feet from a common side property lines and eight (8) feet from a common rear property line.

**SIZE**

The top of the patio cover at its lowest point shall not be higher than nine (9) feet from ground level (typical first floor plate height).

**MATERIALS**

Materials used must be harmonious with the materials used on the main residence and be brick, treated wood, cedar, redwood, or treated wood painted to match the existing home. Creosoted wood is not acceptable.

The roof of all covered decks, other than arbor or open trellis types, must be sloped and covered with shingles matching the home. Corrugated roofs for covered decks shall not be permitted.

Covered decks must be landscaped if not screened from view by a fenced yard.

No flags or weathervanes to be erected on top of deck roof.

No high intensity spot lights/vapor lights can be attached to structure.

Deck must be maintained in good condition.

**MINIMUM ACCEPTABLE STANDARDS  
REAR YARD RECREATIONAL EQUIPMENT  
FOR TELFAIR SUBDIVISION**

Rear yard recreational equipment shall include, but is not limited to any type of children's play sets, climbing structures, slides, raised play forts, swing sets, trampolines, etc. The minimum acceptable construction standards for playground equipment are as follows:

**LOCATION**

Playground equipment shall be located in the rear yard so it is screened from public and private view to the maximum extent possible by permanent structures (such as the house, garage or wood fences).

Any playground equipment over seven (7') feet in height shall be located no closer than eight (8') feet from the rear or side property lines.

**HEIGHT**

The maximum allowable height for playground equipment is twelve (12') feet including flags, etc.

Standing platforms shall not exceed four (4') feet above natural ground.

**MATERIALS**

Materials must be metal, treated wood, cedar, redwood, or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.

Tarp roofs, awnings, or covers must be brown, beige, burgundy, dark green, blue or rainbow tri-color only. No day glow or fluorescent colors are allowed.

Safety netting on trampolines must be black, white or neutral in color.

**MAINTENANCE**

All play equipment must be maintained in such a fashion as to not detract from the neighborhood, such as, but not limited to: replacement of torn or discolored tarps or covers and painting of any rusted or discolored parts.

**PROHIBITED ITEMS**

Permanent skateboard ramp type structures are not allowed.

Tree swings will be permitted only in the rear yards.

**MINIMUM ACCEPTABLE STANDARDS  
PORTABLE BASKETBALL GOALS  
FOR TELFAIR SUBDIVISION**

All portable goals must be approved by the Founder prior to placement. The minimum acceptable operating standards for erection and/or placement of a portable basketball goal are as follows:

LOCATION

Portable goals must never be more than ten feet (10') in front of the most setback portion of the facade on houses with front loading or corner lot side loading garages.

Houses with recessed garages may only place portable goals behind the front building set back line.

Goals must never violate side building lines.

MATERIALS

The pole must be metal. Creosoted posts are not acceptable.

The backboard must be commercially manufactured out of materials that will not weather, warp or disintegrate.

Only a shooting square may be painted on the face of the backboard. Logos, if any, shall not exceed 5% of the backboard area.

All goal supports, backboards, rims and nets must be well maintained at all times.

**MINIMUM ACCEPTABLE CONSTRUCTION STANDARDS  
FOR EXTERIOR LIGHTING  
FOR TELFAIR SUBDIVISION**

Additional exterior lighting should not be of a wattage or lumen count, which will affect neighboring homes.

Exterior decorative lights, security lights or floodlights must be positioned so to minimize the amount of light on neighboring properties, homes or streets. The fixture color and shielding should be compatible with the building. Conduits and wiring must be concealed.

Low voltage landscape lighting must receive Founder approval prior to installation.

Security, mercury vapor, or fluorescent lights, must be attached to the back of the house or the garage, so long as the light fixture is not visible from the street. Mercury vapor, florescent, and sodium halide are not permitted in back or side yard if there are neighboring houses. If none, a variance may be granted, or if affected neighbors approve.

Gas or electric post lights may be placed in the front or back of the house. Such lights must be no taller than eight feet (8') in height and the illumination must be a low wattage. The color of the post shall be selected to complement or harmonize with the colors of the other materials on the house. This means that the color should generally stay within the earth tone color family (i.e. black, brown, tan, beige or gray). Soft muted earth tone pastel colors are acceptable. The use of white is also permitted. Extremely bold or primary colors, yellow, blue or green pastels for the post are prohibited.

Exterior lights must not affect overall aesthetic appeal. The type, color and quality of all exterior site and house lighting must be consistent with other existing lights on the property and in the neighborhood of the respective house.

Colored lighting of any sort and the use of fluorescent and neon lighting is prohibited (except during recognized holiday seasons when such lighting is permitted). Mercury vapor lights, when used for special landscape lighting effects may be permitted as long as they are hidden from view and directed up at a tree or down from a tree. Conduits and wiring must remain concealed from view of the passerby.

Architectural accent lighting is also permissible, but must be from incandescent sources.

Proposed walkway lighting should in inconspicuous and of a bollard or dome light design. The lamp may be incandescent (100w maximum), quartz (75w maximum), metal halide (75w maximum), or fluorescent (25w maximum).

**MINIMUM ACCEPTABLE STANDARDS  
FOR STATUARY AND DECORATIVE APPURTENANCES  
FOR TELFAIR SUBDIVISION**

The minimum acceptable construction standards for the placement of statuary or decorative appurtenances on the front lawn or visible side lawn of property in Telfair are as follows:

1. Statuary and decorative appurtenances must be constructed of precast concrete, marble, painted cast aluminum, terra cotta, or other durable material. Plastic, fiberglass, and other non-durable materials, are no acceptable.
2. Statuary and decorative appurtenances shall be an integral part of the landscaping. It shall be located inside the lot and no closer than fifteen (15) feet from the front property line and ten (10) feet from the side lot line.
3. Statuary and decorative appurtenances shall be well-maintained and be in harmony with the exterior design of the house.
4. The color of statuary and decorative appurtenances shall be in harmony with the existing home.
5. Statuary and decorative appurtenances shall be of an appropriate design and size and shall be approved by the Founder.

**MINIMUM ACCEPTABLE STANDARDS FOR PARK BENCHES  
PORCH SWINGS AND OUTDOOR OR LAWN FURNITURE  
FOR TELFAIR SUBDIVISION**

The minimum acceptable operating standards for the placement of park benches, porch swings and outdoor or lawn furniture are as follows:

**PARK BENCHES**

1. Must be well-maintained.
2. Must be in harmony with the exterior design and color of the house and with the subdivision, and must be approved by the Founder.
3. Black, brown, forest green, white and bronze are acceptable colors as well as a color nearest to the darkest color of the exterior of the home, brick variation included.

**PORCH SWINGS**

1. Must be well-maintained.
2. Must be in harmony with the exterior design and color of the house.

**OUTDOOR FURNITURE**

1. Must be well-maintained.
2. Must be in harmony with the exterior design and color of the house.
3. Must not be located in the front yard of any lot, and must not be located in the visible side yard on any corner lot.

**MINIMUM ACCEPTABLE STANDARDS FOR AWNINGS  
FOR TELFAIR SUBDIVISION**

The minimum acceptable construction standards for installation of awnings are as followings:

1. Awnings must be limited to the rear yard and not visible from the street.
2. No awnings shall be placed on homes on lake lots.
3. Awnings shall be placed on ground floor windows only.
4. Awning colors shall match the color of the house.
5. Awnings shall be solid colors only and must be well-maintained.
6. Awnings must be approved prior to installation.

**MINIMUM ACCEPTABLE STANDARDS FOR  
HOLIDAY DECORATIONS AND DECORATIVE BANNERS  
FOR TELFAIR SUBDIVISION**

Minimum acceptable standards for holiday decorations and decorative banners to be displayed in the subdivision are as follows:

1. Banners and holiday decorations to be displayed only on the following holidays such as:

**Easter  
Halloween  
Thanksgiving  
Christmas**

2. Time frame: **two (2) weeks before holiday – one (1) week after holiday** (Christmas decorations, including lights, may be displayed after Thanksgiving and removed by February 1<sup>st</sup> of the following year).
3. Decorations and banner must be well maintained at all times.
4. Size of banner shall be limited to 4' x 8'.
5. Flagstaff must be mounted to the house; size of pole shall be limited to sixty (60) inches in length, or four (4) inches in diameter; no freestanding flagpoles allowed in yard. Banners must not be mounted on exterior walls or doors of the house.

**MINIMUM ACCEPTABLE STANDARDS FOR FLAGS  
FOR TELFAIR SUBDIVISION**

Minimum acceptable construction standards for flags to be flown in the Telfair subdivision are as follows:

1. Flags to be flown only on national holidays.
2. Size of flag should be limited to 3' x 5'.
3. No clanging chains or otherwise noisy apparatus shall be attached to flag.
4. The flagstaff must be mounted to the house; size of pole shall be limited to six (6) feet in length.
5. Flag must be well maintained at all times.
6. Flag etiquette must be followed at all times.
7. No permanent flagpoles allowed in yards.
8. Flags must not be mounted in windows, walls or doors of exterior of house.
9. Maximum of two flags exhibited per household at any one time.

RETURNED AT COUNTER TO:

JOHN FOSTER

P O BOX 70558

HOUSTON TX 77270

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

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Dianne Wilson, Ph.D. COUNTY CLERK

FT BEND COUNTY TEXAS