

General information

- Homeowners should obtain Architectural Control Committee (ACC) approval prior to beginning all projects even if the project or item appears to meet all guidelines.
- Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.
- Projects and Items must be submitted on appropriate forms and include any required documentation which, depending on the project, may include diagrams, survey, color chart, neighbor approval forms, etc.
- The ACC will strive to respond to requests within 10 business days. If a response is not received from the ACC within 10 business days it does not mean the project has either been approved or denied. If 10 business days have elapsed since submission or if there are any questions about the status of a project request the homeowner should contact the property manager for information.
- Pots with natural-colored foliage, fountains, garden flags, bird baths, iron pieces, sculptures, bird feeders and other items with either a decorative or a non-essential purpose may meet ACC guidelines and approval as defined in this document.
- Projects and items must be consistent with neighborhood norms and standards.
- All items must be in good repair at all times.
- Homeowners are allowed 8 items in front of the residence and an additional 8 items in the back of the residence. Pots originally manufactured and sold as flower pots are not included in the 8 allowable items.
- Items must not exceed 24" in any direction, with the exclusion of fountains, trellises, bird baths, basketball goals, flag poles etc.
- Items may not be generally offensive or a nuisance to other owners.
- If a written complaint is filed, determination of the suitability of the item will be at the sole discretion of the ACC.

Air conditioners

- Window or wall inserted air conditioners are not allowed if visible from the street.
- No air conditioning apparatus will be allowed to be installed in the front of the residence.

Awnings

- May be allowed but must be approved by the ACC.

Basketball goals

- Allowed by the HOA subsequent to ACC approval.
- Do not count towards the 8 allowable items.
- Per city ordinance, basketball goals cannot be kept on the street at any time.

Bird houses and feeders

- Count towards the 8 allowable items.
- May be placed at the top of a high pole but only in the back yard.
- If placed in the front yard they must conform to the size guidelines.

Bird baths:

- Count towards the 8 allowable items.
- Diameter should not exceed 24".

Children's toys

- Children's toys do not count towards the 8 allowable items.
- Play sets / swing sets are not to exceed 12' in height.
- Items kept in good repair may be kept in back yards.

Doors (front and garage)

- Replacement doors are to be similar in style and color as well as be consistent with the neighborhood norms.
- Any change of a door must be approved by the ACC.

Driveway

- Are to be constructed of concrete and consistent with the neighborhood norms.
- Standard and/or nonstandard driveway construction must be approved by the ACC.

Fencing

- Replacing fence requires ACC approval.
- If fencing is replaced, the entire fence may either be stained, or all existing fencing must be pressure washed in order for the old and new boards to match in color within 60 days.
- Fences may be stained with a semi-transparent brown stain that is light or medium brown. Solid color stain or paint is not to be used. The color must be approved by the ACC.
- The standard fence height is 6'. No fence shall be approved if it is over 8' high.
- All fences must be constructed of wood with tubular steel posts, brick or other material specifically approved.
- Fence structural supports must be inside and therefore not visible from the street.
- The style of the new fence must be the same as that being replaced.
- When replacing the fence it must be identical (including size) to the old fence. Any change will require the written approval of each neighbor whose property abuts the replacement fence.

Flag poles

- Do not count towards the 8 allowable items.
- Flagpoles of up to 6' in length may be attached to the façade of the home without ACC approval.
- One flagpole not to exceed 20' is allowed by the HOA with ACC approval.

Fountains

- Count towards the 8 allowable items
- May be up to 60" in height or width if approved by the ACC

Gutters

- Gutters and downspouts are permitted if they are the same color as the trim on the house.

Holiday decorations

- Do not require ACC review.
- Holiday decorations may exceed the maximum number of 8 items in front, and 8 items in back.

Hoses

- Permitted without ACC approval.

Lighting

- Exterior lighting is permitted if it does not appear to cause a nuisance to neighboring lots.

Landscaping

- Landscaping shall be consistent with the norms of the neighborhood.
- Landscaping plans (including lighting) must be approved by the ACC.

Mailboxes

- All mailboxes shall be constructed of brick that is similar to that used on the home.
- Must meet all United States Postal Service rules and regulations.
- Requires ACC approval.

Painting exterior

- Paint color is limited to those basic colors originally used by the builders when the homes were built including, but not necessarily limited to, white, pale yellow, taupe, almond and other light colors.
- Variations may be approved if the color is similar to one of the original paint colors.
- A paint sample or color chart must be submitted with the ACC request for approval.

Patios and decks

- Must be consistent with neighborhood norms. For example: wooden decks are not appropriate for the front of the home.
- Requires ACC approval.

Patio covers and porch roofs

- Must be the same roof pitch as the roof on the home.
- Shingles are to be used that are the same color and style as the roof on the home.

Patio equipment including furniture, cooking units and benches

- Does not count towards the 8 allowable items.
- Must be kept in an area where items are appropriate.
- Must be manufactured for intended purpose.
- Cooking units are limited to 2 units if visible.

Rain Barrels

- Rain barrels specifically manufactured for that purpose are allowed with ACC approval.
- They must be placed in a location with the lowest possible visibility.
- Downspouts attached to the rain barrel must match the home's trim color.
- Rain barrels are not allowed in the front yard of homes or visible from the street if other options for placement are available.
- Landscape screening may be required.

Raised bed gardens

- Raised bed gardens that are consistent with neighborhood standards are allowed by the HOA with ACC approval.
- A front yard raised bed should be similar in color or appearance to the home including any brick or stone used on the home.
- Rear yard raised beds should match the existing home and landscaping in color or appearance to the brick or stone used on the home. Rear yard raised beds made of wood are also allowed and must be stained with a semi-transparent brown.

Recreational vehicles

- Including, but not limited to, Motor homes, boats, ATVs and wave runners.
- May not be stored in a driveway or on the street for more than 36 hours in any 72 hour period.

Room additions

- Construction materials must be the same as the original home including roof pitch, roofing shingles, walls and color.
- Requires detailed information and drawings for ACC review.

Sidewalks

- All sidewalks in front of the home must meet city specifications.
- All other sidewalks must be approved by the ACC.

Signs

- House for sale signs that are no more than 6 square feet in size are permitted without ACC approval.
- Other types of signs that are smaller than 6 square feet may be permitted subject to ACC review.

Satellite dishes

- Up to 39' in diameter are allowable.
- Minimal visibility to the street is required.
- May not be erected on a pole or tower.

Sheds or other types of out buildings

- Detailed information must be submitted for ACC approval including location and building specifications.
- Required information must include length, width, height at the peak, roof pitch and all building materials to be used in the construction.
- Maximum size (footprint) is 120 square feet (ex: 10'x12').
- Maximum height at the peak of the ridgeline is 9'.
- Roof pitch and roof shingles must be similar to the house.
- Siding should be cement fiberboard and the paint color must match the house.
- Landscaping to screen the building from view may be required by the ACC.

Spas

- Spas are permitted subject to ACC review.
- Request should include a drawing showing exact location of proposed spa.

Stain color

- Variations in stain color are allowed with ACC approval.
- Stain must be a light or medium brown color and must be semitransparent.
- No red stains or solid colors will be allowed.

Swimming pools

- Detailed plans including location and description of the pool, pumps and filter, patios/decks, shade structures and landscaping must be submitted with the request for ACC approval.

Trailers (all types)

- May not be stored on any property or street for more than 36 hours in any 72 hour period

Trellises

- Do not count towards the 8 allowable items.
- Homeowner may add up to 2 additional trellises in the front yard and two trellises in the back yard.
- Trellises must serve their intended purpose, which is to contain live plantings.
- Trellises are not restricted as to size but the size must be appropriate to the plants supported.

Water filters

- If to be installed on the exterior of the home ACC approval is required.

Window tinting

- Not allowed.

Wreaths

- One decorative wreath per door is allowed by the HOA.
- Will not count towards the 8 allowable items.
- Does not require ACC approval.

These guidelines were adapted at a meeting of the board of directors for Crawford Farms on June 3, 2014. The president Of the Board has signed the guidelines on behalf of the board in front of a notary on the following page. The guidelines will be filed with Tarrant County and on record as a legal part of the documents for Crawford Farms Homeowners Association, Inc.

CRAWFORD FARMS HOMEOWNERS ASSOCIATION,
INC., a Texas non-profit Association

RICHARD GATWOOD

Name: Richard Gatwood

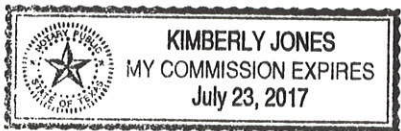
Title: President

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 10 day of June, 2014 by Richard Gatwood, President of Crawford Farms Homeowners Association, Inc., on behalf of said corporation.



Kimberly Jones
Notary Public In and For the State Of Texas

AFTER RECORDING RETURN TO:

**Crawford Farms HOA
1240 Keller Parkway, Suite 200
Keller, TX 76248**

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CRAWFORD FARMS HOA INC
3102 OAK LAWN AVENUE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS HOA INC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 7/15/2014 2:00 PM

Instrument #: D214150116

OPR 6 PGS \$32.00

By: _____

Mary Louise Garcia

D214150116

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.