

HAVENWOOD
AT HUNTERS
CROSSING

ARCHITECTURAL AND SITE DESIGN GUIDELINES
EDITED 10/22/2021

Digital Plans and Applications Accepted at: info@aquitymanagementgroup.com
Havenwood at Hunters Crossing
c/o Aquty Management Group
208 S Castell Ave
New Braunfels, Texas 78130
(830) 719-4264

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1.0 INTRODUCTION

1.01 Objective of these Guidelines

This document has been prepared for promoting the development of a residential community known as Havenwood at Hunters Crossing. The standards of design expressed in this document are intended to describe the “vision” of the Development through procedures that are clearly outlined and informative. The intent is to expedite the process of building and maintaining an exceptionally high-quality residence. Throughout the course of the development, these Design Guidelines may be reviewed and revised as necessary to reflect changing conditions and building practices. Any changes will be noted in a separate and amended document with corresponding date noted on each page of the Design Guidelines.

1.02 Relationship to Legal Documents

These Design Guidelines are supplementary to the Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing, which are of Record. The criteria are intended to complement the Covenants, and should a conflict arise, the Covenants shall prevail.

1.03 Community Master Plan

Havenwood at Hunters Crossing is a planned community that includes approximately 943 acres located at FM 1102, New Braunfels, Texas 78132. The Community includes a Park, Swimming Pools, Tennis Courts, Basketball and Volleyball Courts, a Recreational Field, and a Walking Trail and two Gated Entries.

Throughout the development of Havenwood at Hunters Crossing it is the intent of the developer to protect the natural features of the Hill Country. Consequently, these Design Guidelines will reflect that concern in its approach toward the design, review, and construction of residences within Havenwood at Hunters Crossing.

2.0 Organization & Responsibilities of the Architectural Review Board (ARB)

2.01 Mission and Function

The Covenants state that no structure is to be erected in the Development without being approved by the Architectural Review Board, which will be referred to as the ARB throughout this document. Havenwood at Hunters Crossing ARB works with the Design Guidelines and Covenants to assure an attractive, compatible, and aesthetically pleasing community. The Design Guidelines are used by the ARB as guidance for the evaluation of projects submitted. The final decision of the ARB may be based on purely aesthetic considerations. It is important to note that these opinions are subjective and may vary as committee members change over time. The ARB and Board of Directors reserves the right to revise and update these Design Guidelines as well as the performance and quality standards to respond to future changes.

2.02 Membership

The ARB is comprised of 5 members appointed by the Board of Directors. ARB Members must own a Lot in Havenwood and cannot be an owner, shareholder, or management level employee of any home building company. ARB members are required to abstain from voting on applications concerning their personal property. A member of the Board of Directors will act as liaison between the Board and the ARB Committee. The right to appoint members to the ARB shall be retained by the Declarant until one hundred percent of the parcels have been developed and conveyed to purchasers in the normal course of development. At such time, the Board of Directors of the Association shall appoint the members of the ARB in accordance with Article 9.2 of the Covenants.

2.03 Scope of Responsibility

The ARB has the following responsibilities:

- Evaluating each of the plans submitted by an owner for adherence to the Design Guidelines and compatibility of the design with the adjoining sites and common spaces.
- Approving all new construction.
- Monitoring the design and construction process to ensure conformance with the Covenants and Design Guidelines.
- Enforcing the Design Guidelines through special assessment or self-help as described in the Covenants.
- Interpreting the Covenants and Design Guidelines at the request of the Owners.
- Approving all modifications to existing structures, including but not limited to walls, fences, materials, replacements, renovations, additions, and landscaping.

2.04 Enforcement Powers

Any structure or improvement that is placed on any Lot without ARB approval is considered a violation of these Design Guidelines and the Covenants. The ARB has the power to request that the non-conforming structure be brought into compliance at the owner's expense. Should the owner fail to comply with the requests of the Board, the ARB will act in accordance with Article 9.9 of the Covenants to bring the non-conforming item into compliance.

2.05 Limitation of Liability

Approval by the ARB does not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans. Owners should work with their architect and/or contractor to determine whether the design and materials are appropriate for the intended use. In addition, approval by the ARB does not assure approval by any governmental agencies that require permits for construction. Owners are responsible for obtaining or ensuring that their contractor obtains all required permits before commencement of construction. The Declarant, the Association, the Board, any committee, or member of any of the foregoing shall not be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Lot. In all matters, the committees and their members shall be defended and indemnified by the Association as provided in Article 4.6 of the Covenants.

3.0 THE DESIGN REVIEW PROCESS

3.01 Review of Plans

The ARB will review design submissions at scheduled ARB meetings. There is one submission in the design review process. The submission reviews the architectural and site requirements. Submissions are due seven calendar days before each ARB meeting. The ARB administrator will review submissions in advance of the scheduled meeting. Submission requirements are outlined in Section 9.3 of the Covenants and Section 5.01 of these Design Guidelines.

3.02 Conditions of Approval / Rejection of Plans

Approval by the ARB shall in no way relieve the owner of responsibility and liability for the adherence to any applicable ordinances and codes. Plans submitted for review or any portion thereof, may be disapproved upon any grounds, which are consistent with the purpose and objectives of the ARB, including purely aesthetic considerations.

3.03 Architectural and Contractor Requirements

All plans for the construction of main dwellings and other buildings or significant structures at Havenwood at Hunters Crossing must be designed and drawn by an architect who is registered and licensed in the State of Texas or a professional, experienced home builder or designer.

3.04 Final Review

During final review, the architect and/or designer submits a final set of construction drawings for the project. These drawings should address all the conditions imposed by the ARB and Restrictions. The ARB reserves the right to make design comments on any plan during this review.

3.05 Additional Meetings with the ARB

If an application for approval is denied whereby conditions are unacceptable, the applicant may request an additional meeting to discuss the plans with the Board of Directors or Property Manager.

3.06 Variances

From time to time, the Design Guidelines or existing site conditions may impose an undue hardship that may inhibit construction on a particular Lot. In such cases, the applicant may submit a written request for a variance to the ARB. The ARB will grant or deny the variance request in writing. No variances are allowed unless the applicant has received a written notice of approval from the ARB. Any variance granted is unique and does not set any precedent for future decisions of the ARB.

3.07 Builder "Clean Site" Bond and Builder Fees

Builder "Clean Site" bond/deposit amount can be established and published by the ARB. The purpose of the deposit is to assure compliance to workplace clean site standards. The builder can be fined for violation of the "Clean Site" standards at the discretion of the Havenwood construction superintendent. Said fines, if any, will be deducted from the builder deposit, and the balance or the deposit will be refunded to the builder upon completion of home construction. Builder fees have been added effective March 1, 2014 to cover the cost of large equipment damages to roadways.

3.08 Design Review Fees

Design review fees can be established and published by the ARB. The purpose of these fees would be to cover all expenses related to the processing of applications for construction and monitoring construction. The Board reserves the right to change or waive these fees from time to time without prior notice. The "Clean Site" bond must be included with the submission. Submissions received without the "Clean Site" bond could be considered incomplete and may be returned to the Owner. The ARB reserves the right to change the amount at any time without notice.

3.09 Renovation / Additions / Improvements to a Lot

All renovations, additions and improvements to a Lot shall be approved by the ARB. The applicant shall submit construction plans showing the nature of the work and a plat map showing location and measurements along with the review fee, if any.

3.10 Final Approval

The final approval letter is issued after the ARB approves the submitted plans for construction.

4.0 The Construction Process

4.01 Beginning Construction

Construction of any type may not begin without the following on site:

- 30 Cubic Yard Dumpster
- 8'x 8' x 2' Plastic Lined Dump Box
- Chemical Toilet
- Construction Entrance with culvert, if necessary
- Silt Fencing

4.02 Construction Time Limits

The exterior of all main dwellings and any other structures must be completed within one year after the construction of same has commenced, except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergency, or natural calamities as deemed by the ARB. If an extension is needed, the builder may submit an extension request, including projected completion date, in writing to the ARB. Failure to complete the project within the deadline will result in either special assessment, self-help measures, or other enforcement rights as set forth in the Covenants.

If construction has not commenced within six months after the date of the final approval, it shall be deemed to have expired unless applicant, prior to such expiration date, has requested and received an extension in writing from the ARB.

4.03 Builder's Sign

Builder signs may be placed on a Lot two weeks prior to home construction. The sign shall remain properly installed throughout construction. Upon completion of home construction, builder sign must be removed within 14 days. Builder signs shall not be allowed on vacant Lots or at any time other than construction of the home.

All signs will come from the same sign manufacturer and must be approved by the Havenwood Property Manager. NB Signs and Designs, 1229 Industrial Drive, New Braunfels, Texas 78130, (830) 627-9120 has sign measurements, design, and paint colors of our approved requirements. All signage information will be in black only and limited to the home building advertising only. The options are: sign and post only, builder installs; sign and post installed in ground by NB Signs and Design; or sign may be placed on a skid instead of in ground. Submit signage information (company name, logo, phone number, email, etc.) to Aquity Management Group: Lauren Hale, 208 S Castell, New Braunfels, TX 78130.

All signs will be 4'x4' in size and shall be placed on the front line at the center of the Lot. The sign cannot be any higher than 72 inches from the ground to the top of the sign.

Subcontractor signs are not allowed on the property. Any additional signage or displays found on a jobsite may be removed at any time without warning.

4.04 Chemical Toilet

A chemical toilet will be required for each job site Lot. The port a john must be placed behind the builder's sign.

4.05 Construction Entrance

A construction entrance must be installed prior to the start of any work on the Lot. The entrance, with a culvert, if necessary, must be built to eliminate the tracking of mud onto paved roads and allow for engineered drainage.

4.06 30 Cubic Yard Dumpster

A minimum of a 30 cubic yard dumpster must always be present. Said dumpster must be removed and replaced when full. Temporary or hand constructed (lumber) dumpsters shall only be allowed until the permanent 30-yard dumpster is delivered to the site (maximum of 5 days).

4.07 Erosion Control

Contact the Texas Commission on Environmental Quality (TCEQ) to obtain a permit while constructing roads, installing utilities, and/or performing construction activities. This permit authorizes us to discharge “storm water associated with construction activity”. The TCEQ permit requires specific pollution prevention and control measures and reporting activities. Among the conditions and requirements of this permit, Southstar must prepare and implement a Storm Water Pollution Prevention Plan (SWP3) that is tailored to our construction activity. Additionally, the control measures must be inspected every 14 days and after every rainfall event greater than 0.5 inches.

As defined in the TCEQ regulations, “storm water associated with construction activity” includes storm water runoff from a construction activity where soil disturbing activities (including clearing, grading, excavating) result in the disturbance of one (1) or more acres of total land area, or are part of a larger common plan of development or sale that will result in disturbance of one (1) or more acres of total land area.

The individual Lot owner, prior to starting any construction activity that includes any type of earth disturbing activity, must apply for a TCEQ permit to discharge storm water and develop a SWP3 that is tailored to that construction site. Typically, the SWP3 includes control measures such as rock berms and silt fences that trap sediments and keep them from leaving the construction site. Additionally, the control measures must be inspected every 14 days and after every rainfall event greater than 0.5 inches. After construction is complete, the permit must stay in effect until the site is stabilized or until 70% of the native background vegetative cover has been established. At that point, the permit should be terminated.

If you, the Lot owner, hire a building contractor, that contractor should apply for the TCEQ permit, prepare the SWP3, supervise the implementation of the SWP3, perform the inspections and terminate the permit when the site is stabilized. However, if you perform the general contracting duties yourself, you would be the “operator” and would be responsible for these requirements.

For additional information concerning TCEQ permitting requirements, you can access their web site at <http://tceq.texas.gov>. If you require assistance in preparing your permit application, SWP3 or inspections you can also contact Paragon Environmental Services (512)607-4630 . This firm specializes in Storm Water Compliance Management.

4.08 Dump Box

Before construction of foundation, an 8'x8'x2' Dump Box, lined with plastic, shall be constructed on each Lot for the deposit of such materials as concrete, drywall related products, paint, etc. The cleaning of equipment related to these products shall be confined to the dump box.

4.09 Site Maintenance

Only usable construction materials may be stored on a construction site. Discarded construction materials, refuse and debris must be removed daily from the site or contained within a trash dumpster. Storage or placement of materials within any right of way or easement is not

permitted at any time. If trash is not removed on a regular basis, Havenwood at Hunters Crossing will remove the trash and an invoice will be sent to the Lot Owner. No fires are allowed on construction sites. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of on any Lot or any drainage easement, stream, or lake.

4.10 Right to Enter and Inspect Property for Compliance

The right of entry to any Lot is specifically reserved by and for the Board of Directors, Property Management Company, its agents, and representatives to visit all or any portion of said Lot for verifying compliance with the requirements of the ARB. A representative of the Management Company will make periodic inspections during the entire construction period. The Owner will be notified in writing with a copy to the architect/designer and general contractor of any items and exceptions noted in the inspection report and all such items and exceptions must be completed or resolved by the next meeting of the ARB.

4.11 Conduct of Workers

No alcohol or drugs are permitted on site. Animals are prohibited. Firearms are prohibited. No harassing or loud behaviors are permitted. Workers shall not be allowed to travel the property unnecessarily or use the amenities. Additional violations may result in the contractor being denied access to the property.

4.12 Revisions and Changes During Construction

All revisions and changes made during construction shall be submitted in writing to the ARB for approval prior to the implementation of such change. All revised drawings must be submitted along with the revision request. The ARB will approve the request in writing. Failure to obtain written approval for any revision during construction will result in fines being deducted from the construction deposit.

4.13 Alterations / Remodeling / Improvements / Repainting of Approved Structures

Any exterior change to an existing structure requires approval from the ARB before commencing with work. All exterior changes or renovations shall be submitted to the ARB for approval as outlined in Article 9 of the Covenants. All construction shall be subject to the construction regulations set forth in Sections 3.0 and 4.0 of these guidelines.

4.14 Exterior Meter(s), Panel(s), Solar Power Systems and/or Tankless Water Systems

No electrical panels, meters, transformers, tankless water heater systems or electrical and monitoring systems for solar panels can be affixed to the front street-facing elevation of any structure and/or the side street elevation for corner lots.

5.0 SPECIFIC SUBMISSION REQUIREMENTS

5.01 Plan Submission Requirements for Design Review

The following submission requirements must be met prior to obtaining final approval for construction. A design review checklist can be found on the last page of these guidelines. PLEASE SUBMIT ALL FORMS AND DESIGNS ELECTRONICALLY.

Existing Conditions – min scale 1" = 20'. Must include the following information:

- Owner's name and Lot address
- Designer's/Architect's name
- North Arrow and scale
- Property lines with dimensions and bearings
- Setback lines

- Easement lines
- Adjacent street names
- Outline of exterior walls, decks, and driveways on adjacent Lots

SITE PLANS – min scale 1”= 20’. Must include the following information:
(May be added to the existing conditions map.)

- Proposed location of home.
- Dimensions from corner of foundation to adjacent property line.
- Proposed driveway, parking pad and sidewalk.
- Proposed fences.
- Proposed retaining walls.
- Proposed pool/swim spa/hot tub location.
- Proposed accessory structures.
- Finish Floor Elevation (FFE) of first floor and garage.
- Proposed two-foot contour lines.
- Location of underground propane (LP) tank.
- Location of Electrical Meter(s), Panel(s).
- Location of Exterior Mounted Tankless Water System(s).
- Location of Solar Panel Systems.
- Location of Aerobic Septic System.
- Location of Air Conditioning Compressor Unit(s).
- Locations and dimension of Screening Wall(s) to hide A/C Unit(s) from Street View.
- Location of Generator(s).
- House Address Numbers, Design and Location.

ARCHITECTURAL PLANS – minimum scale of 1/4” = 1’-0”

FLOOR PLANS

- Interior rooms, dimensioned and named.
- All window and door openings shown.
- Roof overhang with a dashed line.
- Total square footage of structure.
- Heated square footage of structure. (Refer to your specific Unit Supplemental Declaration of Covenants, Conditions and Restrictions.)

BUILDING ELEVATIONS

- Front, rear and two side elevations.
- All elevations labeled so they correspond with site plan.
- Exterior finish shown, including paint sample colors for any trim, stucco or masonry, foundation, garage doors, stain colors for wood doors, beams or ceiling trims, and stone type and color,
- All decks, balconies and terraces shown.
- Roof composition, color, and warranty.
- All exterior electrical and gas light fixtures, including under eave lighting.

LANDSCAPE PLAN – minimum scale of 1”= 20’ (If Required) (a) Owner’s name.

- Designer’s name, address, telephone number, fax number and email address.
- North arrow and scale.
- Property lines with dimensions and bearings.
- Location of all structures (including decks, trellises, fences, gazebos, etc.), pavement and utilities.
- Location of all lawn areas and shrub bed lines.
- Location of all proposed plant material.
- Plant list with quantities, botanical names, common names, sizes, and specifications.
- Location and specifications of all exterior lighting fixtures.
- Total area of lawn in square feet and type of grass.
- Total area of lawn as percentage of site.

- Stone/Stucco type and color of planters/raised beds or bed lining material with height dimensions.
- Address house numbers design and location.

5.02 Pre-Construction Meeting

Unless otherwise waived in writing by the ARB, no plans shall be approved by the ARB until a pre-construction meeting between the Owner and the ARB or a designated representative of the ARB has been conducted onsite at the subject Lot to review the final plans and compliance with the construction guidelines. Notwithstanding, the ARB may elect to conditionally approve plans without conducting a pre-construction meeting subject to the express condition that a pre-construction meeting be completed prior to commencement of construction. In such event, the Owner shall not commence any construction whatsoever until a pre-construction meeting has been conducted and Owner has received written confirmation from the ARB that Owner may commence construction. If the ARB conditionally approves plans subject to the condition of a pre-construction meeting prior to commencement of construction and the Owner commences construction prior to receiving written confirmation, that Owner may commence construction, the ARB's approval of the plans shall be automatically rescinded without notice from the ARB, and the Owner shall be required to re-submit such plans again.

6.0 ARCHITECTURAL GUIDELINES

6.01 General Standards

Homes must be designed in conformity with the standards, requirements and guidelines set forth in the Covenants and the Design Guidelines. All improvements to any Lot must be located at a site within the setback lines and build lines of that Lot. Plans submitted for review, or any portion thereof, may be disapproved upon any grounds which are consistent with the purpose and objectives of the ARB, including purely aesthetic consideration. A request for variance can be submitted for consideration by the ARB. The Design Guidelines define "must not be seen from street view" as the addition/improvement to the Lot cannot be viewed in any way if standing in street directly in front of each outermost corner of the main dwelling of said Lot.

6.02 Modular Construction

No modular home or manufactured home shall be placed, erected, constructed, or permitted within the development. "Modular home and manufactured home" shall include any prefabricated or pre-built dwelling which consists of one or more transportable sections or components and shall also be deemed to include manufactured building, manufactured home, modular building, modular home, modular construction, and prefabricated construction as defined by the Texas State Building Code. Prefabricated accessory structures, such as sheds and gazebos, must be reviewed and approved in strict accordance with Article 9 of the Covenants.

6.03 Dwelling Size / Minimum Standards

Refer to your specific Unit Supplemental Declaration of Covenants, Conditions and Restrictions.

6.04 Setback & Building Height Requirements

See Appendix A.

6.05 Exterior Color Guidelines

All exterior colors of all structures must be natural, earth tone colors and complimentary to the aesthetic design of the main dwelling. The ARB may, in its sole discretion, approve other colors provided the colors compliment the Hill Country, the Havenwood community, and the design of the structure.

6.06 Exterior Materials Guidelines

All exterior materials must be of natural stone, brick or stucco masonry. Stucco can be applied in a board and batten look to no more than 25% of any of the 4 exterior elevations. Hardiplank is not considered a masonry product and is also limited to 25% of any one elevation. Wood support beams or decorative beams are allowed and are subject to stain color approval by the ARB. Accessory structures must be of same exterior materials as main dwelling.

7.0 SITE REQUIREMENTS: ACCESSORY AND DECORATIVE STRUCTURES

7.01 Accessory Structures

Each home site is limited to outbuildings as defined in your specific Unit Supplemental Declaration of Covenants, Conditions and Restrictions. The location and appearance of outbuildings shall be submitted and approved by the ARB prior to construction. All structures should be architecturally compatible with the home design and constructed with the same roofing, stone/brick/stucco and paint colors as the main dwelling. All structures shall be within the building setback lines. The buildings shall be oriented so that access is indirect, and they do not open on to any street. A detached garage, workshop, guest/servant house/additional dwelling unit, etc. is considered an accessory structure and shall be no larger than forty percent (40%) of the main dwelling livable square footage. A pool house or cabana is not considered an accessory structure and cannot be used as an additional dwelling unit. A pool house or cabana shall not be more than twenty percent (20%) of the main dwelling's livable square footage (refer to your specific Unit Supplemental Declaration of Covenants, Conditions and Restrictions). All accessory structures shall be situated so that garage doors (if any) do not face the street on which the house fronts. Outdoor play structures, including treehouses, are not considered accessory structures but must be reviewed by the ARB prior to constructing or placing on your homesite.

Treehouse roofs, if applicable, must be constructed of the same roofing material and color as the main dwelling.

7.02 Arbors and Trellises

Arbors and Trellises, defined as attached or detached shade structures, are permitted. Location, elevations, materials, and finishes must be submitted to the ARB for approval prior to beginning construction.

7.03 Fences / Gates / Decorative Fence Columns / Pool Enclosure Fence / Screening Walls
Fences, gates, fence columns and screening walls must be approved by the ARB prior to installation and must be on or within the Lot property line. Cedar, pine, board-on-board wood, or wood-like products are not allowed on any fences, gates, or screening walls. Installation of any unapproved fence will result in a fine and require removal of the unapproved fence at owner's expense.

Fences

No fence shall be more than six feet (6') high, excluding fences surrounding tennis/sports courts whose proposed height shall be submitted to and subject to approval by the ARB on a case-by-case basis.

Chain link or like fencing material must not be constructed, used in the construction of, or maintained on any Lot, except in connection with tennis and/or sports courts, or with prior approval from the ARB. Tennis and/or sports court fencing must be constructed of green-coated chain link fence material.

Allowed Fence Types and Locations

Wrought Iron Fencing

- Fence must be wrought iron panels with 4" on center picket spacing.
- Fences must be painted black.
- All portions of the fence that face the front of a Lot must be wrought iron.
- Any fencing to be installed forward of the back corner of the main dwelling must be wrought iron.
- For Corner Lots, if any fencing is to be installed forward of the back corner of the main dwelling, then the entire fence must be wrought iron. If no fencing will be forward of the back of the main dwelling, then only the front facing part of the fence is required to be wrought iron and fencing behind the back corner of the house can be wrought iron or ranch style pipe fencing.
- For Corner Lots where the main dwelling is set at any angle within the Lot, the fence types and the locations will be reviewed by the ARB on a case-by-case basis.

King Ranch Style or Pipe Fencing with Mesh Overlay

- Fencing may be 2-3/8" steel pipe fence, painted black or brown. "Tightlock", "Solidlock" or mesh-like product must be tensile steel galvanized in no less than 12 gauge and spacing of the mesh shall not exceed a 4"x4" opening. 4" x 2" opening mesh is recommended for existing and/or any future pool construction.
- In-line posts must be spaced no more than 10 feet (10') apart.
- A single top rail consisting of the same size pipe shall be placed on top of the in-line posts.
- Wire must be left in natural color.

Fence Gates

Fence gates are limited to two (2) gates per Lot. A pedestrian gate can be up to five feet (5') wide. A double swing gate is limited to one (1) per Lot and no more than ten feet (10') wide. Gates must be constructed of wrought iron or steel fencing material and painted black or brown to match fence. Gate design must be approved by the ARB prior to installation. No standard galvanized ranch-type gates will be permitted. A Request for Variance for additional gates for larger Lots and Corner Lots may be submitted for consideration by the ARB.

Pool Enclosure Fence

Fencing for swimming pool enclosures must follow the Design Guidelines and meet Texas Health and Safety Codes and City of New Braunfels ETJ pool enclosure compliance. If a pool is proposed, existing fences and gates must be modified to conform to such codes. At the time of this writing, both wrought iron and ranch-style pipe fencing with 4"x2" mesh meet the safety code for pools, so long as they are at least 4' tall, completely surround the pool, and have self-latching and self-closing gates.

Decorative Fence Columns

Decorative Fence Columns must be constructed of the same stone/brick/stucco as main dwelling and can be no more than twenty-four inches (24") wide and no higher than 8" above the top of fence line. Columns are limited to the corners of the fence with additional columns subject to approval by the ARB on a case-by-case basis.

Screening Walls

Perimeter stone/brick/stucco or masonry walls are not allowed on any homesite. Screening walls are allowed for the purpose of screening pool equipment, air conditioning compressor unit(s), generators(s) and trash bins only and are required on all new home construction. Screening walls must be of same stone/brick/stucco material as main dwelling, must not exceed four feet (4') in height and must be submitted to the ARB for approval prior to construction.

7.04 Swimming Pools / Swim Spas / Hot Tubs

Above ground swimming pools are defined as non-masonry pools and are prohibited. In ground pools are allowed and are defined as Gunitite masonry pools and fiberglass pools whereby the pool's water level and decking are not to be more than twenty-four inches (24") higher in elevation than the natural grade of the proposed pool area behind the main dwelling.

Swim Spas are allowed and are considered swimming pools which must follow Texas Health and Safety Codes and City of New Braunfels ETJ compliances for pool enclosure fencing. Swim Spas shall not be installed on the front or side yard of any main dwelling. Swim Spas that are adjacent to other Lots may be subject to additional screening requirements as imposed by the ARB. Pool domes or bubble covers are prohibited.

Outdoor Hot Tubs are permitted and require approval by the ARB prior to installation. Hot tubs shall not be installed on the front or side yard of any main dwelling and require locking covers. Hot tubs installed in the rear of Lots adjacent to other Lots will be subject to additional screening requirements as imposed by the ARB.

7.05 Clothesline

There shall be no outdoor clothesline on any home site.

7.06 Tennis Courts

Private tennis courts shall be permitted on tracts that are 3 acres or larger and must meet all set back requirements, placed on the rear yard of the Lot and must be approved by the ARB prior to construction.

7.07 Camping

No camping is permitted on Havenwood property or Lot.

7.08 Flagpoles

One flagpole is allowed per occupied Lot/homesite. Flagpole may be no taller than the main dwelling and installed no more than half the distance between closest protrusion of the main dwelling and the street easement/property line. Flagpoles shall only display the United States, Texas, or United States Military flags. All other flags must be approved by the ARB prior to display and such flags shall only be flown temporarily at the sole discretion of the ARB.

7.09 Rain Barrels

Rain barrels are permitted and require ARB approval of locations prior to installation. Rain Barrels must be behind rear corners of the main dwelling and screened from street view. Rain Barrels color shall be the same as the main dwelling and cannot bear brand labels or markings.

8.0 SITE REQUIREMENTS: DRIVEWAYS

8.01 Driveways

Refer to your specific Unit Supplemental Declarations of Covenants, Conditions and Restrictions for Lots that require driveways. Asphalt, or Chip and Seal, and Decomposed Granite driveways, parking pads or circular driveways are not allowed. Easement lines cannot be crossed without written consent from Comal County and all public utility easement companies and submitted to the ARB for approval prior to construction.

8.02 Parking Pads

Additional parking pads may be allowed adjacent and connected to the planned or existing driveway. Parking pad spaces are limited to two (2) vehicle spaces in width and must be of same material and finish as driveway. Parking pads are not allowed in front of the main dwelling and must not cross any setback or build lines. Easement lines cannot be crossed without written consent from Comal County and all public utility easement companies and submitted to the ARB for approval prior to construction.

9.0 SITE REQUIREMENTS: LANDSCAPING IRRIGATION & LIGHTING

9.01 Landscape and Submission Requirements

The landscape layout and plans must be approved in writing by the ARB. Such landscape layout and plans shall include all landscaping, plant materials, irrigation, walls, walks, swimming pools, fences, or other features to be installed or constructed on any portion of the Lot. The ARB shall, in its sole discretion and authority, determine whether the landscape layout and plans submitted to it for review are acceptable.

Landscaping plans must be submitted for review by the ARB at least thirty (30) days prior to home completion. Landscaping installation must be completed within ninety (90) days after the completion of home construction.

Landscaping shall be a well-designed balance of mature trees, shrubs, and lawn grass around the perimeter of each new home. Plants must screen most of exposed foundations. To further hide the exposed cement foundation of a structure, the foundation can be painted the same color as the stone, brick or stucco. All new landscaping turf installed or planted must be Buffalo, Blue Grama, Zoysia or Bermuda Grass. Other low water “natural” or “live” turf products will be considered and may be approved by the ARB on a case-by-case basis. All requirements for specific types of turf were included in the restrictions to encourage water conservation practices.

Artificial Turf is not allowed in any front or side yard on any Lot. Artificial Turf behind the main dwelling will be reviewed by the ARB on a case-by-case basis.

No less than twenty-five percent (25%) of any front yard on any Lot may be covered in natural, live turf and live plantings. No more than the seventy-five percent (75%) of any front yard area on any Lot, excluding driveway(s) and sidewalk(s), may be covered by rock material. Any deviation must have prior written approval by the ARB.

Any landscape revision of more than twenty-five percent (25%) of any Lots' front yard or fifty percent (50%) of any Lots' rear yard requires submission for approval by the ARB.

Live, evergreen plantings shall be required for screening of existing air conditioning compressor unit(s), pool equipment, generator(s) and trash bins areas. Screening walls are recommended as outlined in Section 7.3 of these Design Guidelines.

Fire Pits are allowed behind the main dwelling and must not be seen from street view.

In the event of the failure of Lot Owner to comply with the above requirements after ten (10) days written notice thereof, the Association or their designated agents may, without liability to the Lot Owner, Contractor or any occupants of the Lot, in trespass or otherwise, enter upon and/or authorize one or more others to enter upon said Lot, cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with this Declaration.

Payment for the charges shall be payable on the first day of the next calendar month.

9.02 Lighting

All exterior lights shall consist of fixtures that prevent light from escaping through the top and sides of the fixture. Down lighting is encouraged to reduce glare, to better light drives and paths, and to protect neighboring properties from bright light sources.

Colored lights of any type are prohibited. Spotlights / Floodlights will be considered on a case-by-case basis, depending on orientation and location. Pole lights will be reviewed on a case-by-case basis.

All path and landscape lighting must consist of low voltage lamps. Path and landscape lighting shall have a maximum height of 36". Landscape lighting must be concealed in daytime.

9.03 Decorative Accessories

Large decorative accessories, such as large address signage on boulders, decorative sculptures, and yard art, etc. requires approval by the ARB and must not contain derogatory or explicit subject matter.

10.0 ADDITIONAL REQUIREMENTS

10.1 Storage of Recreation Vehicles / Trailers / Lawn Equipment

Recreational vehicles, trailers, tractors, lawn equipment, etc. shall only be stored on a Lot until completion of main dwelling at which time equipment shall only be stored in the garage(s) serving that Lot.

10.2 Signage

No permanent or temporary signs shall be constructed or placed upon any Lot covered by the restrictions without written approval of the ARB. If a permitted sign is not maintained, the ARB shall give the property owner written notification of such. Required repairs must be made within five (5) business days of notification or the ARB shall have the right, but not the obligation, to have repairs made and charged to the property owner.

Refer to Section 4.03 for guidelines regarding builder signs.

No other signage of any kind, including, but not limited to, "For Sale" signs, "Sold" signs, "For Lease" signs, "For Rent" signs or any other third-party utility or subcontractor signs shall be permitted on any vacant Lot or Lot which contains a home, except as provided in Article 9.4(b)(I) of the Declaration of Covenants, or as stated below.

One professionally made "Home for Sale" sign may be installed in the ground for the sale or resale of a new or existing home. Such sign shall be 24"x24" in size, shall contain the Havenwood at Hunters Crossing logo and shall be placed at the front building line in the center

of the Lot. The ARB shall reserve the right to remove such “For Sale” sign at any time in its sole discretion.

10.03 Propane (LP) Storage Tanks / Aerobic Septic Systems

All new home construction propane (LP) tanks must be buried underground with location approved by the ARB prior to installation. All new propane tanks and aerobic septic systems must be located behind the front elevation of the main dwelling.

Replacement of existing above ground propane tanks with buried propane tanks is encouraged and recommended. Living evergreen plantings or masonry screening walls, as outlined in section 7.3, may be used to screen existing above ground propane tanks.

10.04 Basketball Goals

Permanent and Portable/Moveable Basketball Goals are permitted and location and finish must be approved by the ARB prior to installation. Permanent Goals must be a concreted in the ground structure and are permitted on the main driveway only with the backboard mounted perpendicular to the street. All goal supports, backboards, rims and nets must be well maintained at all times.