

**ADDITIONAL DEDICATORY INSTRUMENT FOR
THE FRENCH QUARTER ON LAKE CONROE HOMEOWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:

My name is Christopher J. Archambault I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney for THE FRENCH QUARTER ON LAKE CONROE HOMEOWNERS ASSOCIATION. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**ARCHITECTURAL REVIEW COMMITTEE
DESIGN GUIDELINES**

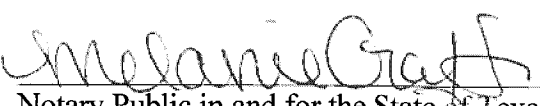
DATED this 8th day of December, 2021.

The French Quarter on Lake Conroe Homeowners
Association

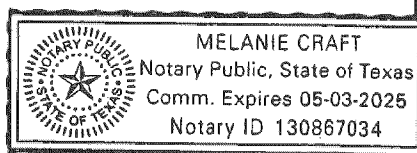
BY: 
Christopher J. Archambault, Attorney
(Printed Name)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was **acknowledged** before me on this the 8th day of December, 2021 by the said Christopher J. Archambault, Attorney for The French Quarter on Lake Conroe Homeowners Association, a Texas non-profit corporation, on behalf of said corporation.


Notary Public in and for the State of Texas

After Recording Return To:
Daughtry & Farine, P.C.
17044 El Camino Real
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(1993.0001)





French Quarter on Lake Conroe

Architectural Review Committee Design Guidelines

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I. ABOUT

A. ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee ("ARC") derives its authority from the Board of Directors ("Board") of The French Quarter on Lake Conroe Property Owners Association ("POA") pursuant to the community's Declaration of Covenants, Conditions, and Restrictions ("Covenants"). The ARC was established "to administer the architectural and aesthetic approval process for the Development"¹ ("French Quarter") as reflected in the Design Guidelines ("Guidelines"). The ARC, which is comprised of three to five members appointed by the Board, is authorized to retain the services of consultants to advise and assist in performing its functions and establish and charge reasonable fees to review applications.

B. PURPOSE OF DESIGN GUIDELINES

The French Quarter is a planned residential community of 256 building sites with lot sizes as small as 0.17 acre to one acre. The building sites in each section as originally platted are as follows: Section 1 – 86, Section 2 – 40, Section 3 – 62, and Section 4 – 68. The Master Plan incorporates traditional planning concepts to create a distinctive community. The Guidelines establish criteria for architectural design, site improvements, landscaping, and the review and approval process of proposed projects. The intent is to allow for the orderly, aesthetically pleasing, and cohesive development of the French Quarter while providing owners the ability to express individual taste within the framework of community standards.

The Guidelines should be referenced by lot owners, architects, designers, landscape architects, and builders before and during the design, construction, and maintenance phases of their projects. The Guidelines can neither provide all the answers nor guarantee ideal solutions for every situation. As questions arise, the ARC will provide guidance. The ARC encourages owners to review all submissions made on their behalf and participate in any presentations made to the ARC on their behalf to avoid miscommunications and project delays.

The objective of the ARC is to administer the Guidelines to help ensure community standards are achieved and property values enhanced.

¹ Article 3.2 of the Covenants

C. PROJECTS SUBJECT TO ARC APPROVAL

ARC approval is required for **all** exterior and structural improvements, additions, and changes within the Development² (e.g., buildings, garages, exterior improvements, landscaping, etc.). Approval is required prior to initiating any work unless subject to an emergency. In the event of an emergency, approvals should be obtained as soon as practical.

If maintenance work is performed and there will be no visual impact to the building or site (e.g., repainting using the previously approved color palate), ARC approval will be expedited. Maintenance to structures built or maintained in accordance with previous versions of the ARC Guideline will generally be grandfathered. However, if the proposed maintenance work on a non-compliant structure is substantive (e.g., dock replacement), the ARC may require owners to bring the structure into compliance with these Guidelines.

Generally, the Guidelines will not cover interior improvements unless the improvements are made within an area plainly within view of adjacent properties.³

D. ARC DECISION

The ARC has the right to disapprove any application upon any grounds consistent with the objectives and purposes of these Guidelines or the Covenants that, in the sole discretion of the ARC, would render the proposed improvement inharmonious with the general plan of development. These include, but are not limited to the following: purely aesthetic considerations, any failure to comply with any provision of these Guidelines or of the Covenants, the failure to provide requested information, the objection to the exterior design, appearance of materials, incompatibility of any proposed improvement with the plan of development proposed for The French Quarter, the location of any proposed improvement on any lot, the objection to the landscaping plan for any lot, the color palate, finish, proportions, style of architecture, height, bulk or appearance of any improvement.

The ARC shall have the right to approve any application with conditions or stipulations with which the owner of such lot shall be obligated to comply and which must be incorporated into the plans and specifications for such improvement. Approval of an application shall not be deemed to obligate the ARC to approve similar plans and specifications or any of the features or

² Article 1.1(a) of the Covenants

³ Article 3.3.1 of the Covenants

elements for the improvements for any other application within The French Quarter. An owner cannot rely on any oral representations of any person regarding the status of an application or any future decision by the ARC.

E. DENIAL HEARINGS

If an owner's application for the construction of improvements is denied by the ARC, the owner may appeal the decision in writing to the Board and request a hearing on or before the 30th day after the date the denial notice was mailed / emailed to the owner. If an appeal is requested, the Board shall hold a hearing no later than the 30th day after receipt of the owner's request for a hearing, and shall notify the owner of the date, time, and place of the hearing not later than the 10th day before the hearing. Only one hearing is required. Each side must be provided an opportunity to discuss and potentially resolve the denial. The Board or owner may request a postponement of not more than ten (10) days, and otherwise only by agreement. Either party may make an audio recording of the hearing. The Board may affirm, modify, or reverse, in whole or in part, any decision of the ARC. ⁴

F. MEETINGS

The ARC shall meet to review applications as needed. Plans received less than seven (7) days prior to any scheduled meeting may not be reviewed until the next scheduled ARC meeting. Plans and specifications will be retained by the ARC as part of the Association record.

G. RESPONSIBILITIES

On behalf of the Board, the ARC is empowered to perform the following services:

1. Establish architectural standards and criteria.
2. Review all applications for compliance with the Guidelines and Covenants.
3. Assure compatible architectural standards and harmonious relationships with neighboring properties.
4. Require standards of architecture and construction as set out in the Guidelines.
5. Establish fees to review applications.
6. Assure all properties are maintained in conformance with the community wide standard.

⁴ Section 209.00505 – Texas Property Code

7. Monitor violations of the Guidelines and notify the Board for appropriate action.
8. Amend the Guidelines as may be deemed appropriate from time-to-time.
9. Contact applicants whose plans and specifications have been disapproved and provide reasonable assistance and recommendations for adjustments which may assist in bringing applications into compliance with these Guidelines and the Covenants.
10. Retain copies of applications and related records as part of the Association record.
11. Inform members of the POA regarding ARC activities and changes in standards and criteria as they may occur.

H. LIMITATION OF RESPONSIBILITIES

The primary goal of the ARC is to review the applications, plans, specifications, materials, and samples submitted to determine if the proposed structure conforms in appearance and construction criteria with the standards and policies as set forth by the Guidelines. The ARC does not assume responsibility for any of the following:

1. The structural adequacy, capacity, or safety features of the proposed improvement or structure.
2. Soil erosion, unsuitable or unstable soil conditions.
3. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
4. Performance or work quality of any contractor or sub-contractor.

I. ENFORCEMENT POWERS

Should a violation of the Guidelines occur, the POA has the right to injunctive relief to require the owner or builder to stop, remove, and/or alter any improvement in a manner that complies with the standards established by the POA and the ARC. The POA also has any and all other enforcement rights provided in Texas Statutes and the POA's Governing Documents. Approval by the ARC does not negate the obligation of the owner or builder from obtaining any required governmental approvals. If such approvals are required and are not obtained, the ARC and/or the governmental agency may take whatever action is necessary to obtain compliance, including stopping construction activity.

J. AMENDMENT

The Guidelines may be revised and/or amended by the Board from time to time.

II. ARC POLICIES

A. APPLICATION & CONSTRUCTION FEES

All applications are subject to a design review fee. Additional fees will be collected if plans are revised after final acceptance and may be collected if additional professionals are required to consult or verify field progress. A construction bond will be collected on all new construction projects. All fees are payable to the POA. All fees are subject to change without notice. Contact the POA management company representative for the current fee structure.

B. TIME LIMITATIONS

The Final Review applications must be submitted and approval obtained before commencing any construction activity. Current forms are maintained by the POA management company. The applicant should request a copy of the current form rather than using the examples in these Guidelines.

After the ARC approves the final Application for Design Review form, construction activities may commence. Construction must begin within ninety (90) days from the date of approval, with continued construction thereafter with all due diligence, or all approvals will be forfeited. Every effort shall be made to ensure all projects are completed within twelve (12) months from project approval. The exterior finish must be completed within twelve (12) months of initial lot clearing. Approved landscaping construction must be completed within ninety (90) days of the residence being occupied.

Approvals will only be valid for twelve (12) months. Projects not completed within twelve (12) months will require a new submittal, including fees, and approval to continue work thereafter. There will be continuous construction with no more than a period of thirty (30) days of inactivity unless a Force Majeure event occurs. Construction shall be restarted within five (5) days after the Force Majeure event has terminated. If construction is not restarted within such time, the application must be resubmitted and approved by the ARC prior to resuming construction.

C. APPLICATION WITHDRAWAL

A request to withdrawal an application may be made without prejudice, provided the request for withdrawal is made in writing and filed with the ARC prior to any review and/or action having been taken on the application. Once the review process commences, the application fee will be forfeited if an application is withdrawn.

D. MODIFICATIONS

Once final approval is received from the ARC, any changes to the approved plans must be requested in writing on the appropriate modification form. Construction may need to cease until ARC makes a determination on the requested change. The ARC's decision will be provided in writing.

E. CONSTRUCTION BOND

A partially refundable construction bond must be submitted by the owner or builder prior to commencing any construction activity. These funds will be used, if necessary, only to repair any damage caused by construction personnel or equipment to adjacent property, amenities, or common areas, to clean the construction site and common areas, and to ensure any outstanding fines and penalties are paid. Additional construction bonds will be required in the event any construction bond is depleted. All work will cease pending replenishment of the construction bond.

If a house is sold prior to being completed, the existing construction bond and any outstanding fees and penalties due will transfer to the new owner. The bond will be used as stated above. The new owner will be required to replenish the bond and pay outstanding fines and penalties as needed.

A request to refund the deposit may be made by completing the Application for Final Inspection Deposit Refund form (Form IV). Once the ARC inspects the property and approves the application, the refundable portion of the deposit will be refunded less any amounts needed for damages, clean-up, and unpaid fines and penalties. Failure to request a deposit within one (1) year of completion will result in forfeiture to the French Quarter. Exhibit B lists the Bond and Fee structure in place as of this writing. Please contact the POA management company representative for the current fee and fine structure.

Owners and builders are responsible for the actions of their contractors and sub-contractors. The ARC may take action to prohibit violators from doing further work if found to be in violation of the Guidelines.

F. CONSTRUCTION COMPLIANCE INSPECTIONS

The ARC reserves the right to inspect construction in progress without notice for conformance with approved design documents. The applicant's full cooperation with members of the ARC during these inspections is required. A complete set of approved drawings must be on-site at all times. Any variations from approved design documents may be subject to a fine, a cease-and-desist order, and/or legal action. The ARC retains the sole right to use its discretion when determining the individual amount(s) fined and/or the duration of such, as provided by the Covenants and Texas law.

III. DESIGN REVIEW PROCEDURE / PROCESS

The following is a discussion of the procedures / process to submit plans for architectural review and approval. All plans are to be submitted to the ARC. An Architectural Review and Construction Process Outline is attached as Exhibit A.

No change in a lot, including the exterior appearance, color, or design feature of any building or structure on the lot or any other construction activity, shall commence until the plans and specifications have been submitted to and approved in writing by the ARC pursuant to this Design Review Procedure / Process.

Without limiting the generality of the foregoing, no clearing, grading, landscaping, or improvement of any structure, including any building, fence, wall, pool, screen enclosure, dock, driveway, or other improvement shall be commenced, erected, placed, demolished, removed, or modified, on any lot, building site, or any other location within The French Quarter, without the approval of the ARC.

A. REVIEW RELEVANT DOCUMENTS

Prior to submitting any documents for ARC review and approval the owner, architect, and builder should become intimate with the Covenants and these Guidelines. Failure to comply with provisions of either document will result in an automatic rejection of the application until such time as the application is complete.

B. PRE-DESIGN MEETING

A pre-design meeting is not required, but one may be requested with the ARC to clarify questions the owner or its advisors may have with respect to these Guidelines and/or special considerations for the lot. The Pre-Design Meeting schedule should be coordinated with the POA management company representative.

C. PRELIMINARY DESIGN / PLAN SUBMITTAL

A Preliminary Submittal may be provided once the Site Plan, Floor Plans, and Elevations have been prepared. All plans for new construction and significant structural modifications must be stamped by an architect licensed to practice in the State of Texas. Plans must be submitted at least one (1) week prior to a scheduled ARC meeting. The ARC will provide comments and recommendations critical to approval of the home.

Elements required for the Preliminary Design / Plan Submittal are:

1. Completed Preliminary Review Application
2. Application Fee
3. Site Analysis
4. Boundary and Topography Survey
5. Site Plan
6. Floor Plan
7. Exterior Elevations
8. Exterior Wall Section

A description of the above elements is located in the Design Documents section of these Guidelines.

D. PRELIMINARY DESIGN / PLAN REVIEW

If the applicant submits a formal Preliminary Plan Submittal package to the ARC for review, the package is expected to adequately convey existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors, and a conceptual landscape plan. After the applicant submits all required application materials and fees, the ARC will review the Preliminary Plan package for completeness and conformance with the Guidelines. If additional information is required or the ARC recognizes issues or concerns with the proposed plans and if time permits, the ARC will notify the applicant prior to any scheduled meeting. The applicant, their Architect, and other advisors are expected to attend the meeting to present the Preliminary Plans to the ARC. The applicant will receive a letter detailing the results of the ARC meeting within fifteen (15) working days following the meeting.

E. FINAL DESIGN / PLAN SUBMITTAL

The applicant is expected to provide all information necessary to reflect the design of the proposed building(s), landscape, or other features requiring the

approval of the ARC. All plans for new construction and significant structural modifications must be stamped by an architect licensed to practice in the State of Texas. After the applicant submits all required application materials and fees, the ARC will review the Final Plan package for completeness and conformance with the Guidelines. The applicant will receive a letter detailing the results of the ARC review within thirty (30) days. If approved, the applicant will receive notification of the approval. If the plans are not approved or approved with conditions, the applicant will be notified as to the reason for denial or conditions needed for approval. Applicants are invited to meet with the ARC to discuss plan changes necessary to gain the ARC approval. Approval is valid for twelve (12) months from the date the applicant is notified of ARC approval.

Elements required for the Final Design / Plan Submittal are:

1. Completed Review Application
2. Application Fee and Construction bond, if applicable
3. Site Analysis
4. Boundary and Topography Survey
5. Site Plan
6. Foundation Plan
7. Floor Plans
8. Color Exterior Elevations
9. Building Sections
10. Wall Sections
11. Exterior Colors, Finishes, and Materials
12. Electric Plans
13. Landscape & Irrigation Plan. All irrigation systems shall be permanent; no temporary systems will be allowed except during construction.
14. List of trades, company names expected to be used along with contact names, phone numbers, and email addresses.
15. Construction schedule

F. FINAL DESIGN / PLAN REVIEW

The Final Design / Plan package submitted for review and approval is expected to be complete. Incomplete applications will be rejected immediately. Once all required documentation and fees are submitted, the ARC will review the Final Design / Plan package for completeness and conformance with the Guidelines. The ARC will render its decision whether to approve, approve with conditions, or reject the plan within thirty (30) days of submission. If the ARC

either approves with conditions or rejects the plan, its reasoning will be included with its response to the applicant. If a meeting is requested with the ARC to discuss the proposed plan, the applicant is encouraged to attend the meeting with their architect, builder, and other advisors. All deficiencies in the plan must be resolved before the plan can be approved.

Two sets of all items must be submitted. After receipt of final approval, one (1) E sized (34" x 44") hard copy set and one (1) digital set of the approved plans are required to be filed with the POA.

G. CONTRACTOR APPROVAL APPLICATION

Before any construction activity can commence, the applicant's general contractor must be approved by the ARC. The applicant must complete and submit the Contractor Approval Application (Form II) to the ARC for its approval. Approval is not automatic. Approval will be based on the ARC's prior experience with the general contractor, its ability to obtain requisite insurance coverage, and provide acceptable references, if requested. The applicant will be notified of the ARC's decision within thirty (30) working days of receipt.

No work may commence until a recent certificate of insurance is provided to the POA management company representative. The general contractor is required to ensure all of its sub-contractors maintain adequate insurance coverage while working in The French Quarter.

H. PERIODIC INSPECTIONS

As a function of its Design Review obligation, the ARC reserves the right to inspect construction in progress without notice for conformance with approved design documents. The applicant's full cooperation with members of the ARC during these inspections is required. A complete set of approved drawings must be on-site at all times. Any violations of approved design documents may be subject to a fine, a cease-and-desist order, and/or legal action. The ARC retains the sole right to use its discretion when determining the individual amount(s) fined and/or the duration of such, as provided by the Covenants and Texas law.

I. COMPLETION / CERTIFICATION DOCUMENTATION

Upon completion of construction, the following will be submitted to the ARC:

- I. As-built set of drawings
- II. Architect's Certificate of Construction Compliance

Upon construction completion, the Architect of record shall execute a Certificate of Construction Compliance confirming the construction was performed and completed in compliance with the ARC approved plans.

J. FINAL INSPECTION

The applicant may request the ARC to perform a final inspection by completing the Request for Final Inspection / Deposit Refund Application (Form IV). The Completion and Certification Documents noted above must be included with the request, if applicable.

ARC representatives will conduct a final inspection following the completion of all planned construction and landscaping to confirm compliance with the approved plan and Guidelines. The ARC representatives will make the inspection within a reasonable period not to exceed fifteen (15) work days following the receipt of the request. Any deficiencies identified during the inspection must be completed to the ARC's satisfaction within fifteen (15) calendar days.

No residence within The French Quarter may be occupied by any person until the ARC approves the applicant's Request for Final Inspection / Deposit Refund Application. Upon approval, the ARC will refund the construction bond as is appropriate.

Any improvements or modifications requested subsequent to the final Inspection are processed on the Improvements or Modifications to Existing Structures Application (Form V).

K. ENFORCEMENT

The design and review guidelines contained herein have been developed to encourage good design, preserve community resources, and enhance property values. To maintain these objectives, any construction that takes place without ARC approval will not be tolerated. If necessary, a stop work order (cease-and-desist letter) will be issued to the general contractor and other legal remedies will be pursued.

III. DESIGN DOCUMENTS

To provide a systematic and uniform review of the proposed construction, architectural documents are required. These documents must be stamped by an architect licensed to practice in Texas. One (1) E sized copy (34" x 44") and one

(1) digital set of approved plans in Portable Document Format (PDF) of the following documents must be submitted for final review:

A. SITE ANALYSIS

A Site Analysis is required for all projects submitted for approval. A Site Analysis is a written discussion inclusive of color photographs, if beneficial, of the proposed project and the potential impact from key vantage points, including neighboring lots. If a design professional is involved, he / she should participate in the site visit and assist with completing the Site Analysis. Elements of the Site Analysis, which should be incorporated into the Site Plan, include, but are not limited to:

1. Identification and description of views and vistas and how they will be impacted by the proposed work, including from neighboring lot owner vistas.
2. Description of special or unusual features on or adjacent to the site (e.g., trees, lakes, ponds, walkways, community areas, etc.).
3. A thorough survey of the topography and vegetation, inclusive of the identification and description of trees on the lot.

B. SITE PLAN

Minimum scale: 1 inch = 10 feet, showing:

1. Property lines, setback lines, easements, and rights-of-way with dimensions shown and compass orientation.
2. Existing topography, elevations of lot corners, contour lines in increments of one (1) or two (2) feet, unique or extreme site features, water edges, and directions of prominent views.
3. A landscape survey showing the location of significant existing plantings (e.g., trees).
4. All streets adjacent to lot with street names.
5. Any existing utility structures on lot or in adjacent rights of way.
6. Drainage plan with contour lines and arrows indicating flow direction. The drainage plan must include a material list to be used (e.g., perforated drain tile) and cross sections of all swales and a description of how storm water will be drained from the lot so as not to impact neighboring lots.
7. Final grading plan showing new contour lines and lot elevations changes.
8. Outline of exterior house foundation, walls, decks, driveways, walkways, terraces, steps, stoops, and roof drip line.
9. Finished floor elevations.

10. Finish grade elevations.
11. Driveways and walkways with dimensions and materials indicated.
12. Proposed garden walls, retaining walls, fences, screens screening, etc. with dimensions and materials indicated.
13. In-ground pool and / or in-ground spa location.
14. Location and description of any other accessory use (e.g., playground equipment, dog runs, gazebos, etc.).
15. Percent of lot covered by impervious surfaces.

C. FOUNDATION PLAN

Foundation plans must be stamped by a Professional Engineer licensed to work in the State of Texas.

Minimum Scale: 1/4 inch = 1 foot, showing

1. Walls, footings, piers, beams, and floor joists.
2. Access openings and foundation vents, if used.
3. Foundation plans are required for decks, retaining walls, exterior stairs, pools, etc.

D. FLOOR PLANS

Minimum Scale: 1/4 inch = 1 foot, showing:

1. All interior surfaces drawn to scale with all rooms dimensioned and named.
2. All window and door opening locations.
3. Roof overhangs shown with dashed lines.
4. Garage, decks, terraces, steps, stoops, and porches dimensioned with materials indicated.
5. Finish floors and garage slab elevations.
6. All dimensions necessary for construction.

E. EXTERIOR BUILDING ELEVATIONS

Minimum scale: 1/8 inch = 1 foot, showing:

1. Front, rear, right, and left elevations with compass orientation indicated.
2. Elevations shall indicate:
 - a. Building height.
 - b. Roof pitch(s).
 - c. Complete list of materials, including dimensions, and finishes for all surfaces.

- d. Fascia, trim, and handrail details.
 - e. Window and door type and trim detail.
 - f. Terraces, walls, decks, vents (roof and foundation).
 - g. Fencing location, height, material type, and finish.
 - h. HVAC, utilities, and pool equipment locations and required screening.
 - i. Any hidden elevation not shown in other drawings.
3. Color renderings of all exterior elevations of all completed structures are required.
 4. Finish grade profile, including notation of elevation changes.

F. BUILDING SECTIONS

Minimum scale: 1/4 inch = 1 foot, showing:

1. Typical wall section.
2. Finish floor elevations.
3. Porch ceiling elevations.

G. WALL SECTIONS

Minimum scale: 3/4" inch = 1 foot, showing:

1. Fascia and soffit details.
2. Trim details.
3. Window head, jamb, and sill details.
4. Banding details.
5. Foundation details.

H. EXTERIOR COLORS / FINISHES / MATERIALS

1. Specifications.
2. Manufacturers and models (if applicable).
3. Product samples, photos, or color chips – sample boards may be requested.

I. ELECTRICAL PLANS

Minimum scale: 1/4 inch = 1 foot, showing:

1. Interior and exterior lighting locations.
2. Product photo or cut sheet of exterior light fixtures.
3. Mechanical, service equipment, and meter locations, which are to be located to rear one third (1/3) of house.

J. LANDSCAPE PLANS

Minimum scale: 1 inch = 10 feet, showing:

1. Outline of all structures, site elements, driveways, walkways, walls, fences, pools, decks, easements, and right-of-ways shown on Site Plan.
2. Tree and vegetation survey indicating which are to be preserved.
3. Drainage Patterns.
4. Planting plan including proposed tree and shrub locations showing circular symbols indicating mature spreads, lawn areas, ground cover, and seasonal color areas.
5. Plant list showing quantity, common name, container size, tree caliper and height, shrub container size, ground cover container size and spacing, turf (sod, seed, plug).
6. Irrigation plan and layout.
7. Natural or mulched areas.
8. Hardscape elements (e.g., arbors, trellis, fences, walls, stepping stones, etc.).
9. Landscape lighting plans indicating fixture type, bulb type, bulb wattage, and bulb lumens. Landscape lighting should be subtle and not disruptive to neighbors.

IV. DEVELOPMENT AND CONSTRUCTION STANDARDS

The following standards and guidelines shall apply to any and all construction, improvement, or alteration of any structure, any change to the exterior of any structure, and grading, excavating, tree removal, landscaping, or any other change to the grounds of a lot, building site, common area, or other real property within The French Quarter. In the event these standards and guidelines are not followed, the construction or work being performed shall cease until conformance is achieved.

A. GENERAL REGULATION

1. Time Limit of Construction Phase

All construction must be completed as to its exterior finish within twelve (12) months of initial lot clearing .

2. Builder Requirements

All builders constructing within The French Quarter must be approved by the ARC and have the required business licenses and liability insurance coverage that meets or exceeds the minimum required by the ARC. The

builder / general contractor may be requested to secure background checks and clearances for all job-site employees and sub-contractors.

3. State and Local Code Compliance

All construction must comply with all Federal, State, and local laws, codes, and ordinances.

4. Construction Schedule

Contractors are required to provide the ARC a current construction schedule when construction commences and when milestones are changed. Contractors are required to inform the ARC two (2) days in advance of significant construction events (e.g., lot clearing, excavation, foundation pours, framing, driveway pours, pool excavation, etc.) to permit a site inspection and alert the community of increased traffic.

Contractors are required to provide the ARC a form survey before the foundation is poured to ensure compliance with the approved finished floor elevations.

5. Interim Inspections

Home owners are encouraged to periodically inspect the progress of their project.

6. Entry to The French Quarter

All construction vehicles and personnel will enter The French Quarter from the designated construction entrance. The POA management company representative will assign entry codes to be used by construction crews. The assigned gate codes will only work during the referenced hours. Vehicles and personnel entering from an incorrect entrance will be subject to fine.

7. Construction / Contractor Working Hours

- a. Monday through Friday
 - i. Daylight Savings Time - 7:00 a.m. to 7:00 p.m.
 - ii. Standard Time – 7:00 a.m. to 6:00 p.m.
- b. Saturday - 8:00 a.m. to 5:00 p.m.
Sunday – **no work permitted**
- c. Holidays – **no work is permitted** on the following holidays: New Years, Memorial, Independence, Labor, Halloween, Thanksgiving, Christmas Eve, and Christmas. The POA management company representative will maintain a list of observed dates for reference.

Additional hours may be provided upon approval of the ARC.

8. Plan Modifications During Construction

If changes to an approved plan become necessary during construction, an Application for Making Construction or Design Changes (Form III) must be submitted to the ARC. The review and approval process for these requests is the same as that used for new construction. However, minor changes to an approved plan may be granted by the ARC chairperson. The ARC chairperson will determine if the change is material and warrants full ARC approval. The applicant will be notified within three (3) working days of meeting with the ARC chairperson as to approval, disapproval, or deferral. A major change to construction already in place may require an additional bond prior to commencing the construction change.

B. SITE INSPECTION & PRELIMINARY STAKEOUT

Upon receipt of final review approval from the ARC, the corners of the house must be staked in the field and a site inspection scheduled with a member of the ARC prior to any clearing of the lot. The purpose of the inspection is to ensure compliance with the approved plans, as well as to evaluate the impact on adjacent lots, common areas, tree preservation, drainage, etc. The owner shall have the property corners and proposed house corners clearly staked. Any existing trees to be removed shall be physically marked individually or in groups. A plat of the lot layout must be provided which shows the locations of all the trees that will be removed. The meeting must be coordinated with the POA management company representative. Any unauthorized clearing of any lot will lead to fines. No clearing equipment will be allowed to enter The French Quarter property prior to the above on-site meeting.

C. CONSTRUCTION SITE

1. Contractors must use Best Management Practices (BMP) to prevent mud, sediment, and debris from leaving the construction site. The installation and periodic maintenance of an appropriate construction entrance and use of other mitigation measures, including silt fencing, will minimize sediment and debris migration. Contractors must describe the techniques, including its maintenance plans (particularly after rain events), that will be used to contain all mud, sediment, and debris on the lot in the design application. **Failure to meet this objective will result in significant fines.**

The Texas Commission on Environmental Quality describes a proper residential construction entrance as a bed of 4-8" coarse gravel not less than eight (8) inches deep, twelve (12) feet wide, and fifty (50) feet long under laid with a geotextile fabric to stabilize the foundation. It is understood the length of the construction entrance will be limited by the set back of the house on the lot, however, the construction entrance should be as long and wide as necessary to accommodate all construction equipment and to ensure vehicles and equipment do not impede residential street traffic. The construction entrance must be maintained throughout the construction period and inspected and repaired after each significant rain event. The construction entrance cannot be located over any existing curbs unless the curb will be removed for the final driveway entrance. Contractors are welcome to submit alternate plans to achieve the stated objective.

2. Other stabilization areas (e.g., dumpster location) shall meet the same requirements as the stabilized construction entrance.
3. The Texas Commission on Environmental Quality describes a proper silt fence as a barrier consisting of geotextile fabric no less than twenty-four (24) inches above ground supported by metal posts spaced no further than eight (8) feet apart and driven no less than one (1) foot into the ground. The silt fence will be buried in a trench no less than six (6) inches deep and six (6) inches wide. Absent approval by the ARC, the silt fence must be placed around the perimeter of the lot to intercept and detain water-borne sediment.
4. Temporary orange plastic fencing shall be placed around the perimeter of the lot and outside of the silt fence to prevent any trespass on to adjacent lots during construction and contain debris during construction.
5. Dumpsters must be on site prior to commencing framing and must not be overloaded throughout construction. Dumpsters must be covered to prevent spillage when transported.
6. A portable toilet must be placed on the job site at least fifteen (15) feet from any street with the door facing away from the street. It must be placed in a manner so as to least disturb other residences and other construction. The portable toilet must be serviced regularly.
7. Signage is limited to one (1) temporary builder sign that may display the owner's and builder's name. The sign will be a standardized design to harmonize with the community. The size shall not exceed the limits

set in the Covenants. No other signs will be allowed and all other documents and permits will be contained in a white document box attached to the rear of builder sign. All signage must be approved by the ARC.

D. START OF CONSTRUCTION

No work or placement of construction material will be permitted until:

1. All required governmental permits are obtained.
2. Plan approval is received.
3. General Contractor approval is received.
4. Construction deposits and fees are paid.
5. Current certificates of insurance meeting the requisite requirements are received.
6. Background checks, if requested, are received.
7. Written approval of neighboring lot owners is received if any construction activity, equipment, or material storage will be on their property. Note: Any damage to the neighbor's property is the sole responsibility of applicant.
8. An on-site meeting with an ARC representative(s) is conducted to review corner stakes, clearing limits, identification of preserved vegetation, erosion control measures, and other requirements.

E. CONSTRUCTION TRAFFIC

The use of or access through adjacent lots or common areas is strictly prohibited without written permission from the affected property owner.

The maximum weight of a fully loaded truck servicing the construction site is limited to 40,000 pounds. Dump trucks should be fifteen (15) foot with a twelve (12) yard load. Any larger dump trucks and overweight loads will be fined. Contractors may be required to provide weigh bills evidencing loads do not surpass the maximum allowed.

Builders shall be responsible for protecting all trees to be retained on the site and adjoining sites, including root zones, trunks, limbs, and canopies. A penalty will be imposed for damage to trees or landscaping.

F. SITE CLEAN-UP

All construction sites must be maintained in a neat and orderly fashion. All trash will be contained in a trash container located on the construction site. The owner or builder is responsible for trash that blows off the site and shall

retrieve such trash immediately. There will be no stockpiling or dumping on adjacent lots or on streets, driveways, or easements. No trash or material burning is permitted within The French Quarter. The cost to remove any trash on behalf of the builder / lot owner by the POA will be billed to the responsible contractor. All personnel working in The French Quarter are to keep their immediate work areas free of discarded materials such as lunch bags and trash materials. Workers who throw their trash out of cars or trucks shall be prohibited from working on jobsites in the community.

G. UTILITIES

Temporary power poles must be installed plumb and shall not be used for posting signage. Contractors will only use the utilities provided on the immediate site on which they are working.

H. SITE CLEARING

Any plants, vegetation, or trees uprooted or cut down and scrapings shall be removed from the job site and from The French Quarter as soon as it is practicable, but no later than five (5) working days from date of clearing, unless the material will be used on the lot.

I. CONSTRUCTION DAMAGE

Any damage to any common area such as streets, curbs, drainage inlets and swales, sidewalks, streetlights, street markers, signage, mailboxes, landscaping, etc. will be repaired immediately by the builder or Owner. If the POA is required to make such repairs the costs will be billed to the responsible contractor or be deducted from the Construction Bond.

J. ESTABLISHED SPEED LIMIT

The established speed limit within The French Quarter is twenty (20) mph for all vehicles unless otherwise posted, including light trucks and autos. The speed limit must be obeyed. Workers caught speeding or reported to be speeding will be subject to permanent removal from The French Quarter.

K. CONSTRUCTION SPILLAGES

Operators of vehicles are responsible for immediate clean-up of any load spillage including fill dirt, scrapings, wet concrete, and trash/debris. Owners and contractors are also responsible for and obligated to cleanup any fluids spilled from any construction related vehicle.

Clean-ups performed by the POA will be billed to the responsible party. Please report any spills as soon as possible.

L. TELEPHONE/CABLE TV LINES

If any telephone, cable television, electrical, water, natural gas, sewer, drainage, or any other lines are cut, it is the contractor's responsibility to report the accident to the POA management company representative and affected utility within thirty (30) minutes of the accident. The responsible contractor must repair damage immediately or arrange for the appropriate installer to repair damage immediately.

M. VEHICLES AND EQUIPMENT

All materials and construction equipment must be stored within the lot boundaries. Adjacent lots or common space may not be used for parking without written permission from the lot owner.

Vehicles parked on the right-of-way during construction activities shall not obstruct traffic flow. Every effort should be made to coordinate parking such that all construction vehicles are parked on the same side of the street. The ARC may require vehicles be parked in designated locations to reduce road congestion (e.g., at the Clubhouse). Impeding emergency vehicles (e.g., ambulance, fire, police, etc.) will result in severe fines.

No vehicles (trucks, vans, cars, etc.) may be left in The French Quarter overnight. Construction equipment may be left on the site when necessary, but must be kept off the street, unless prior permission has been granted.

There will be no washing of any construction vehicles or equipment anywhere within the development. Any companies or sub-contractors who either dump construction debris or wash-out concrete trucks outside of a designated washout pit on location shall be prohibited from continuing to work within The French Quarter and may be held financially responsible for clean-up and reparations and any damages as a result thereof.

N. NOISE LEVELS

Loud vehicles, radios, or machinery that is not directly related to construction activity and that can disturb residences will not be tolerated. Absolutely no radios will be allowed to be played outside during construction. Radios played inside must be kept to a level which cannot be heard outside.

O. PERSONNEL

For security purposes, all builders must furnish a complete list of their contractors, subcontractors, and employees who are permitted entry into The French Quarter.

The builder / general contractor is responsible for the conduct of all personnel working on its behalf. Only bona fide workers are allowed on the property and are required to exit the property upon completion of their work. Spouses may drive workers to and from the site, but must not remain on the property unless they are actual employees of the contractor or subcontractor. No alcoholic beverages or pets are permitted to be on property or construction site at any time.

Workers are not allowed to engage in any non-construction activity including, but not limited to fishing, using the clubhouse facility, swimming, or soliciting business from residents, whether on or off duty.

P. PRESERVATION OF NATURAL ENVIRONMENT

Certain common areas and water masses exist in or adjacent to the community and are to remain undisturbed. Therefore, the following restrictions apply to all construction operations performed in these areas:

1. All edges of any lot adjacent to water masses (i.e., inland lakes, canals, and Lake Conroe) must be guarded with a line of continuous silt and safety fencing. The silt fencing shall be installed as noted in other sections of these Guidelines. All such fencing must be maintained in good working order throughout the entire construction schedule.
2. The dumping of anything in these areas is strictly prohibited.

V. SITE STANDARDS AND CRITERIA

The following site standards and criteria shall apply to any and all lots within The French Quarter. To ensure the preservation of the natural character of the site as well as maintaining and enhancing the open character of the lots, no construction or alteration of the site shall commence in any manner or respect until the ARC has given written approval of all plans.

A. CLEARING, GRADING AND DRAINAGE

No construction activity of any kind may commence until the ARC has approved the Final Plan.

Prior to any clearing and until no longer needed, a gravel construction entrance as noted in the Development & Construction Standards section of these Guidelines shall be installed. The purpose of the construction entrance is to allow storm water runoff to flow without significant erosion, minimize mud tracking from the lot to the streets, and provide a safe construction staging area on the lot.

No grading, cutting, filling, or tree clearing shall commence until erosion and sedimentation control devices has been installed between the disturbed area and water bodies and /or storm drain inlets.

Owners and their contractors agree that if the lot is adjacent to Lake Conroe, they will become thoroughly familiar with and strictly comply with any additional rules, regulations, and/or permitting that may be required by any regulatory body with respect to the construction on their lot. Contractor(s) further acknowledge and agree that bringing any hazardous materials, as those that are defined in Federal, State, and Local laws, ordinances and regulations on to the lot, will only be undertaken with the highest degree of care.

Existing trees and vegetation shall not be disturbed by grading unless otherwise approved by the ARC. Cuts and fills should be designed to complement the natural topography of the site. Existing drainage structures shall not be altered or affected in any way. The flow of water shall be directed to existing drainage structures, streets, or the lake / canals in such a manner as not to allow run-off onto adjacent property.

Erosion control during construction is a primary objective. All reasonable methods to prevent erosion must be included in plan submittals. Contractors shall take measures to prevent silt or other materials from flowing into the French Quarter drainage system.

Paved areas shall be designed so that surface water is collected at intervals in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding on paved areas.

B. PLACEMENT OF RESIDENCE

The placement of the main residence or ancillary structures within the build lines shall be in the most advantageous position to ensure that no trees are unnecessarily disturbed and that the views and privacies of surrounding residences are not adversely affected. Due consideration shall be given to the placement and orientation of the structure(s) to maximize the overall aesthetic

quality of The French Quarter with special attention paid to the perspective from the street view relative to the adjacent houses and the normal flow of traffic. If the lot is adjacent to canals and/or Lake Conroe, equal consideration should be given to the aesthetic quality from the street and water views.

C. TREE REMOVAL

The removal of any tree with an eight (8) inch caliper or greater measured twelve (12) inches above grade that must be removed for building or site improvement purposes must first be approved in writing by the ARC. Applicants are encouraged to take special steps to preserve as many trees as possible when developing their plans.

No approval is required to remove trees with a caliper of less than eight (8) inches measured twelve (12) inches above grade.

VI. BUILDING DESIGN STANDARDS & CRITERIA

A. APPLICABILITY OF ARCHITECTURAL STANDARDS & CRITERIA

Standards and criteria shall apply to any and all construction and improvements, or alteration thereof, including, grading, excavating, tree removal, landscaping or any other change to the grounds of a lot. All property owners are responsible for maintaining all homes, buildings, outbuildings, and other constructed elements in an attractive condition such that the exterior surfaces, colors, finishes, and trim continue to be attractive and harmonious with the neighborhood. This includes all exterior components of the structure including, but not limited to, doors, garage doors, windows, gutters, fences, gates, walls, light fixtures, roofs, driveways, mailboxes and mailbox posts, walkways, docks, and decking.

B. FOUNDATION ELEVATION

In accordance with Montgomery County ordinances and FEMA standards and The French Quarter requirements, the minimum finished ground floor elevation shall be two hundred eight (208) feet above mean seal level (MSL). Whenever possible, the final elevation and site grading should approximate the natural grade of the lot.

When establishing the finished ground floor elevation, the owner should take the finished floor elevation of neighboring homes into consideration to minimize the elevation difference between neighboring homes. The elevation

of the neighboring lots should be noted on the survey included with the Final Design Application.

C. ARCHITECTURAL DESIGN ELEMENTS

Creative and sensitive architectural solutions are encouraged to complement each site, to express the design concept of individual property owners, and to contribute to the community as a whole.

French Country architecture with preferred covered porches and distinctive rooflines is the style selected to respond to the Master Plan concept. The community's formal entrance sets the tone for the design concept. French Country architecture includes specific design elements that respond to building shape, size, and materials. The richness, simplicity, and rationality of this style serve as the major source for the design in The French Quarter. The following design elements should be considered when designing a house to be built in the French Quarter. Certain elements are required while others are recommended by the ARC.

Each plan shall be considered on an individual basis.

1. Front Elevation

A front elevation may not be repeated on the same block without approval of the ARC.

2. Space

High ceilings are desirable with well-developed transition between interior and exterior spaces for casual lifestyle. Rooms should open onto terraces, decks, and balconies.

3. Setting

Integration of grounds, drives, parking, and gardens is essential. House, courtyards, and porches should create a unified design solution.

4. Building Size

The minimum heated square footage (the living area) is calculated as the total of all interior areas within the roofline of the building, exclusive of garages, open porches, terraces, and similar areas. Overall height of the house shall be proportional to the lot size and the surroundings and not exceed two stories. The minimum square footages are dependent on the lot. Exhibit C lists the minimum living area requirements of each lot.

5. Elevations

The ARC focuses on the custom details and proportions used in the exterior designs, and consistency of detail on all elevations.

6. Porches, Patios, Terraces, & Decks

The ARC encourages the use of front porches, balconies cantilevered or supported with columns, and other spaces to promote outdoor living, capitalize on views and vistas, and to assist in scale and massing. The size and location of balconies shall be dependent upon lot setbacks established by the Code of Ordinances of Montgomery County.

Outdoor, uncovered living areas should be constructed with materials and colors that are compatible with the exterior materials and detailing of the house. Railings should be consistent with the architectural character of the house. Patio and terrace surfacing materials should be concrete, stone, or pavers. The size and location of porches, patios, terraces, and decks shall be dependent upon lot setbacks and subject to ARC review and approval.

All screened porches must be covered by the same roof material and made to look as part of the house. All screen framing, doors, door frames, and structural member colors of enclosures shall be dark bronze, black, or natural in color. All screen material shall coordinate with the approved color pallet. Screen framing shall be designed to express and reveal major structural elements and shall not be flush with the exterior faces of columns and beams. All screened enclosures must be within the rear of the building and may not exceed a line extended and aligned with the sidewall of the dwelling.

Decks must be located at the rear of the house within the build line. The configuration, detail, and railing design should be compatible with the architectural style of the house. Wood decks must be constructed with pressure treated lumber or composite decking. In some instances, the ARC will require decks be stained to coordinate with the neighborhood design or to help integrate the deck with the house. If decks are stained, the color must relate to the colors of the house. When a deck is on the first level, a skirt board or 90° right angle lattice must be constructed and landscaped to screen structural elements as well as soften the structure visually. Deck bases, piers, columns, and walls should be native stone or masonry.

7. Exterior Materials and Colors

Materials used and construction techniques employed shall be primarily those that are typical of the French Country style. Low maintenance and natural materials are encouraged. Roof colors and textures and exterior wall materials should be compatible with the setting and reflective of the French Country style.

a) Approved Siding Material

Stone, cementitious stucco, brick, horizontal wood (painted or stained), and horizontal cement board are permitted siding materials. The ARC encourages the use of natural stone, stucco, and / or brick in home designs to enhance the custom nature of the design. A minimum of seventy-five percent (75%) of the home's exterior must be covered in natural stone, stucco, or brick.

b) Approved Window and Trim Material

Vinyl Clad or Wood Windows, Wood or Cement Board Trim

The use of color reflective tinting or mirror finishes on windows is prohibited and is not construed as "art glass". Glass tinting for solar purposes will be reviewed and approved on a case-by-case basis. Window screening material must be dark charcoal in color.

Other materials may be considered by the ARC on a case-by-case basis. The ARC shall determine the appropriateness of exterior materials and colors for all construction.

Exterior colors and textures that, in the opinion of the ARC, would be inharmonious shall not be permitted. The color of the roof and roof detail, exterior walls, doors, trim, soffit, and fascia must be harmonious, as these are integral to the exterior design of the residence. Metal eave drip caps must be painted to match the roof color or be copper in material. Bright colors as the dominant color of the residence are prohibited. The use of warm earth tone colors is encouraged for the dominant color of the residence.

The ARC shall have final approval of all exterior material and color selections. Each owner or builder may be required to submit a color and sample board (including stucco, fascia, soffit, decking, pavers, roof tiles, and any building highlights, etc.) to the ARC as part of the design application.

8. DOORS AND AWNINGS

The primary front entrance should be emphasized with a sense of prominence that distinguishes it from other entrances. It should be sheltered on the exterior and have prominent single or double doors and detailing that is consistent with the house style.

Screen doors should not detract from or alter the appearance of the entryway. The screen door should be painted to match the color of the door it fronts, or, in some situations, painted to match the color of substantial door trim. Front entry screen doors are prohibited.

Awnings and canopies shall not be permitted unless canvas. Framing material must coordinate with the house design. Consideration should be given to the appropriateness of awnings or canopies in the overall design of the residence.

9. Garages

Each residence must have a private, fully enclosed garage for not less than two (2) cars. The minimum acceptable interior dimension is twenty-two (22) feet wide by twenty-three (23) feet deep. In most cases, garages must be attached to the main dwelling. Detached garages must be approved by the ARC, may only be built within the build lines of the lot, and must not be obtrusive or distracting to adjoining neighbors. All garages shall be in keeping with the architectural style of the residence. Carports are not permitted; however, drive-thru covered parking, also known as porte-cocheres are allowed.

Garage door orientation to the street will vary from front to side loaded depending on the lot and residence. It is the design intent to minimize impact of the garage door on the streetscape. To accomplish this, the orientation will be studied on a case-by-case basis. Front facing garage doors are required to be recessed at least one (1) foot from the front wall.

Double garage doors shall be a maximum of eighteen (18) feet in width. Doors for individual stalls shall be a maximum of nine (9) feet in width.

10. ROOFS, VENTS, & CHIMNEYS

Roof style, material, and color are subject to ARC review and approval. Colors compatible with the elevations and surroundings should be used.

Roof stacks, vents, and accessories should be located on rear slopes of the roofs where they are least visible from adjoining property and from the street. Roof stacks, vents, and accessories shall be painted to match the roof color. Flue pipes shall be encased in a chimney enclosure that matches the exterior materials.

Chimneys, including direct vent fireplaces vented through the roof, must be encased in material matching the exterior siding to resemble a traditional fireplace chimney.

The roof pitch is to be determined based on the house style and roofing material, but in no event shall the primary roof pitch be less than 6:12. The minimum roof pitch of secondary roofs (i.e., sheds) shall be no less than 4:12.

11. SKYLIGHTS

Skylights should have a low-flat profile. They should be installed parallel with the roof ridges and edges. The skylight frame should be painted to match the color of the roof. No skylights will be permitted on the front roof slopes.

12. GUTTERS & DOWNSPOUTS

Gutters and downspouts are required on all new builds. Downspouts should be located in the least conspicuous location and all collected rainwater shall be discharged to drain toward the street, ponds, or lake and not towards adjacent properties. The use of a subsurface drainage system may be considered. Gutters and downspouts should be properly sized to accommodate significant rain events.

The gutter color must either match the fascia color or be copper. The downspout color must either match the exterior wall trim color or be copper. The color selection minimizes the attention drawn to the gutters and downspouts.

13. EXTERIOR LIGHTING & POST LIGHTS

All exterior lighting, including dock lighting, must be approved by the ARC prior to any installation. Exterior fixtures using LED lamps are encouraged. Proposed exterior lighting shall be detailed on an electrical and/or landscape plan identifying wattage, lumens, aiming angle, foot candle curves, and bulb type. Exterior lighting, including security lighting, which in the opinion of the ARC would or does create a nuisance to the adjoining property owners, will not be permitted.

Lighting fixture design must be compatible with the architectural design and appropriately located. The light source must be concealed with lighting directed downward, diffused, shielded, or of low wattage / lumens. All exterior lighting must be buffered from surrounding residences and must not be directed to any streets or roadways, or lake. Security lights of any wattage that are controlled by a motion sensor switch cannot remain on longer than five minutes after activation. Colored lights are prohibited. Low voltage and 120 volt systems are permitted. Illumination of surfaces such as walls, walks, and decks is permissible. Porch lighting, for example, may include wall washers and recessed fixtures that illuminate the entry surface. Gas lights mounted on the front of houses are preferred.

Outdoor Christmas and holiday lighting is allowed and may be installed no earlier than 45 days prior to the holiday and must be removed within 15 days after the holiday.

14. OTHER

Prefabricated buildings are not allowed.

D. ANCILLARY STRUCTURES

An ancillary structure is a structure detached from the main residence within the build lines of the lot and could include a garage(s), solarium, greenhouse, guesthouse, or cabana. These structures must be of the same architectural design, material, roof pitch, and color as the main residence.

VII. SITE DESIGN STANDARDS & CRITERIA

A. UTILITIES & MECHANICAL EQUIPMENT

All utility services in The French Quarter have been placed underground. All privately owned electrical, electronic, and mechanical equipment, including transformers, meters, junction boxes, air conditioning compressors and condensers, generators, swimming pool and spa equipment, and sprinkler controls shall be screened with either fencing compatible with the architectural style of the house or plantings as needed so they cannot be seen from the street. All utilities and equipment, including said screening, shall be depicted on the plans and elevations. Only natural gas-powered generators with sound attenuation will be allowed.

B. SOLAR COLLECTORS

Solar collectors or other utility structures must be approved by the ARC on an individual basis. Generally, solar collectors must be located on the ground or roof areas not visible from the street. The installation must be harmonious with the building or topography. Any pipes, wires and control devices must be concealed.

C. ANTENNAS & SATELLITE DISHES

Exterior television and radio antennas and satellite dishes are not permitted, except as allowed by Federal law, and then pursuant to rules adopted therefor by the ARC. All antennas/dishes shall be installed with emphasis on being as unobtrusive as possible to the community. To the extent that reception is not substantially degraded or costs unreasonably increased, all antennas/dishes shall be screened from view from any street, lake, or nearby lots to the maximum extent possible. It shall be the obligation of the owner to show, to the satisfaction of the ARC, that a particular location will cause reception to be substantially degraded. All antennas/dishes shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Antennas/dishes, masts, and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The owner should check with the installer/vendor for the appropriate type of paint.

D. DRIVEWAYS

Driveway materials may consist of concrete, stamped concrete, colored concrete in the earth tone colors, pea gravel concrete, oyster shell concrete, brick pavers, and grass block-paving system. Poured concrete driveways must use reinforced steel and be a minimum thickness of 4". Asphalt driveways are not permitted.

Driveway materials must be of a stable and permanent construction. Materials and color must be submitted to the ARC for review and approval.

E. WALKWAYS

A walkway from the entrance of the residence to the driveway is required and shall be a minimum width of three (3) feet. Materials may be the same as identified for driveways. Concrete walkways are to be constructed with a light

broom finish. Control and expansion joints are recommended to minimize shrinking and cracking.

F. FENCES & WALLS

Fences should be compatible with the architectural style of the house and should be used primarily for screening and defining outdoor space. Fencing or landscape materials are also required to screen HVAC equipment, trash receptacles, and other items required to be screened by the Covenants. All fencing or wall material and location must be approved by the ARC prior to construction and installation.

Ornamental iron or anodized aluminum material is allowable. Dark colors are preferred for fences made of aluminum. Wood fences are only allowed on a case-by-case basis and only on perimeter lots. When wood fences are used, the finished side of fences must always face the adjacent rights-of-way. Split rail, chain link, or welded wire fencing is not allowed. Gates must match the fencing or wall in design, material, height, and color.

Vertical members must be plumb, and generally, the tops of the posts and boards must be in line. Fences should be located so that trees do not have to be removed.

Fences should maintain a reasonable scale to the house and not block desirable views and vistas or negatively impact adjacent lots. Pet pens, dog runs, etc. must be screened from adjacent lots and rights-of-way.

G. RETAINING WALLS

Walls may be constructed of brick, retaining wall block, poured concrete, or concrete block. If the house is brick, the brick in the retaining wall should match the brick in the house. Poured concrete and concrete block retaining walls must either be covered with stucco or other material that matches or complements the finished material on the house. All finishing material is subject to ARC review and approval.

H. OUTBUILDINGS

Outbuildings, if approved, must be placed within the build lines behind the residence and must be in scale with the size of the yard and existing buildings. Generally, outbuildings must be constructed of materials matching the house. Outbuildings should be screened with landscaping. Any and all outbuildings must be approved by the ARC prior to construction and installation.

I. MAILBOXES & HOUSE NUMBERS

No mailbox, newspaper box, or other receptacle of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be of a type other than the required mailbox design. Mailbox location and design are available through POA management company representative. As of this writing, mailboxes can be obtained from:

Steve Stalc 713.254.6405. Alternatively, the mailbox may be ordered at: <https://www.mailboxworks.com/product/imperial-mailbox-systems-post-mount-311/>

House numbers shall be placed on the mailbox.

J. GARBAGE & TRASH CONTAINERS

All garbage and trash containers shall be placed within the garage or behind fencing or landscape materials as approved by the ARC. Sanitary, capped containers are required and strictly enforced.

K. BOAT SLIPS & DOCKS

The boat slips at the marina are assigned by the POA on a first come, first serve basis based on availability.

Prior to submitting an application to build a boat dock, the owner must obtain a permit from the appropriate regulatory agencies. Once a permit is obtained, the construction plans must be approved by the ARC prior to commencing any construction activities.

The following design guidelines must be followed:

1. Each corner of the boat dock must be a minimum of five (5) feet from the property lines.
2. Canal docks, including any personal water craft lifts when extended over the canal, may extend no further than twenty (20) feet from the bulkhead.
3. The boat orientation while in a dock located in the canals must be angled from the bulkhead.
4. All dock or pile bumpers shall be white or natural colors to match deck surfaces. Substitutes such as fire hose or carpeted panels are prohibited.
5. Natural color storage boxes or those that coordinate with the decking are allowed.

6. Water and electrical supply should remain concealed from view from either lake or lot.
7. Dock lights refer to lighting section.
8. The canopy color, if installed, must be royal blue.
9. Dock location and orientation may be designated by the ARC to maximize access to docks, particularly in the closed end of the canals. Generally, the closed end of neighboring docks (i.e., bow of the boats) will face each other to maximize access to the dock from the water.
10. Dock ladders must be wood or silver in color (e.g., stainless, galvanized, or anodized aluminum) and have a low profile so as to not disturb or affect neighboring views.
11. Boathouses are not allowed.
12. No house boats are allowed.
13. Boat slips and docks are intended to be used for personal use only. No commercial operation is allowed to be conducted from the slips or docks (e.g., boat rentals, fishing, tours, etc.)

L. SWIMMING POOLS, SPAS/HOT TUBS, FIRE PITS

All swimming pools and spa/hot tubs must be in-ground. Pools shall not be permitted on the street side or side yards of the residence unless incorporated into a courtyard design.

Designs must be submitted for ARC review and approval. The design details should include:

1. A dimensional rendering including the location of the associated equipment
2. Elevations from all sides including a description of the materials used
3. Material samples
4. Description of required screening and associated materials
5. For pools located on the canal or lake, a description of the pool foundation

Above ground pools, hot tubs, and inflatable bubble covers are not be allowed.

Variances may be granted by the ARC on an individual basis subject to design requirements including location, size, and screening.

M. TENNIS COURTS

No tennis courts are allowed on any residential lot.

N. BASKETBALL COURTS & GOALS

No basketball courts are allowed. The location of basketball goals should minimize the impact to neighbors and need to be approved by the ARC. The ARC prefers backboards be clear or white with posts painted black.

O. BATTING CAGES & SKATE BOARD RAMPS

Batting cages and skate board ramps are not permitted.

P. TREE HOUSES, PLAYGROUND EQUIPMENT & TRAMPOLINES

Playground equipment, if approved, must be placed in the rear shadow of the residence (i.e., directly behind the residence). Absolutely no equipment will be allowed in front of the residence.

Absolutely no private tree houses shall be constructed on any lot or common area properties.

VIII. LANDSCAPE STANDARDS AND CRITERIA

The following is descriptive of the materials and installation elements the ARC requires, recommends, and/or encourages.

A. APPLICABILITY OF LANDSCAPE STANDARDS

The following landscaping standards shall apply to all lots within The French Quarter. The ARC has adopted these standards as an integral part of the Architectural Review Criteria. No landscaping shall commence in any respect until the ARC has approved the landscaping plan.

B. COMMUNITY-WIDE LANDSCAPING MAINTENANCE STANDARDS

Owners of single-family lots, and all other entities owning property herein, shall be responsible for maintaining the landscaping on their property in a clean and attractive manner. Landscaping shall in no way detract from the appearance of the neighborhood. Landscape maintenance shall include, but not be limited to, the mowing and edging of all lawn areas, the pruning and cutting of all trees and shrubbery, the weed removal from all planting beds, and the fertilization and watering of all plant materials and lawn. All landscape maintenance shall be executed in a manner and with such frequency as is consistent with good property management.

C. EXISTING VEGETATION

All lots must be carefully planned to minimize any destruction of existing trees and vegetation. All existing tree locations are required to be identified as part of the site plan review criteria. The ARC encourages saving as many existing trees as possible. All saved trees are to be carefully marked with orange flagging with a silt fence provided at the drip line.

D. LANDSCAPE PLANS

A landscape plan must be reviewed and approved by the ARC prior to commencing construction. Imaginative landscape design that solves the functions of screening, color, texture, and the enhancement of architecture sets the standard for a high-quality community. Plantings should sufficiently screen utility areas, break up the foundation of the building, buffer driveways and parking areas adjacent to property lines, and provide cover for areas disturbed during construction. Plants for screening should be appropriate and of sufficient size and spacing to ensure an adequate buffer within a year or two. Plantings, including trees, may not block desirable views and vistas or negatively impact adjacent lots. Foundation planting should be able to screen any foundation under house or decks. All planting beds will be kept free of weeds and unsightly materials. The mulch for the planting beds must be dark in color. Utility areas for gardening should be screened or incorporated into the garden areas so as not to be unsightly.

E. IRRIGATION SYSTEM

The design for irrigation systems must be approved by the ARC. All lots are required to have a fully automatic underground irrigation system for irrigation of sod and landscaping and be designed according to available water pressure. Coverage shall be 100% of the landscaped and sodded areas. The system shall be designed to direct water away from houses, walls, fences, walkways, driveways, and public/private roads. Absolutely no individual water wells will be allowed.

F. PLANT & SOD LISTING

A recommended plant and sod list is shown in Exhibit D. The list represents many varieties of plants, both native and exotic, which will grow in Montgomery County. It is not intended to be all-inclusive but rather a palette of plant materials that can form the basis of the landscape design plan.

IX. Exhibit A - Architectural Review & Construction Process Outline

1. Purchase Property
2. Receive and **Read** Covenants and Guidelines. Note:
 - a. Architectural style
 - b. Exterior surface materials
 - c. Home size
 - d. Front elevation restrictions
 - e. Construction site requirements
3. Conduct and document Site Analysis
4. Commission Property Survey that includes:
 - a. Property lines, setback lines, easements, and rights-of- way
 - b. Topography at one (1) to two (2) foot intervals
 - c. Landscape survey designating trees greater than four (4) inch caliper
 - d. Utilities
 - e. Adjacent streets and centerline of road
5. Select architect licensed in the State of Texas who will review and stamp the design documents
6. Pay review fees to the ARC
7. Submit Preliminary Design Review package optional
8. Receive comments on Preliminary Design
9. Revise design to address comments
10. Submit Final Design Review package – required
11. Revise design to address comments
12. Receive Final Approval
13. Select General Contractor
14. Submit General Contractor Approval Application
15. Receive approval for selected General Contractor
16. Receive and submit Building Permit
17. Submit required insurance certificates and, if requested, background checks

18. Pay Construction Damage/Cleaning Deposit
19. Secure written approval from owners of neighboring lots if used during construction. Provide written approval to POA.
20. Schedule site inspection with the ARC to review approved plans, construction plan, impact to adjacent lots, tree preservation, drainage, ARC Guidelines, etc.
21. Contractor to schedule clearing of lot with POA management company representative
22. Silt and/or protective fencing around the perimeter of the lot. Fencing is to be buried and erected immediately after clearing and before construction commences.
23. Submit list of employees and contractor / sub-contractor staff permitted to be on location.
24. Obtain gate codes.
25. Commence construction, including the following items. Construction will be regularly monitored for compliance with the approved drawings, Guidelines, and Covenants.
 - a. Install construction entrance – see requirements.
 - b. Locate dumpster on site prior to commencing framing work.
 - c. Locate portable toilet no closer than 15' to the curb.
 - d. Install sediment control.
 - e. Provide construction schedule and when milestones change.
 - f. Obtain form survey and provide to the ARC prior to pouring the foundation.
26. Provide the ARC two (2) day notice of significant construction events (e.g., lot clearing, excavation, foundation pours, framing, driveway pours, pool excavation, etc.).
27. Obtain Completion / Certification documentation
28. Request ARC final inspection
29. Correct noted deficiencies
30. Request ARC final inspection

X. Exhibit B –Fee Schedule

A. Design Review

1. Each (e.g., preliminary, final, etc.) new construction Design Review Application (Form I) will be assessed a non-refundable design review fee of \$1,000.
2. Each Construction or Design Change Request Application (Form III) submitted for approval will be reviewed by the ARC to determine whether the requested change qualifies as a minor or major design change.

After project approval, minor design changes will be assessed a \$500 non-refundable design review fee. Major design change will be assessed a \$1,000 non-refundable design review fee. Any design change made prior to obtaining the ARC's approval will be assessed the appropriate fine.

3. Each Improvements and Modification to Existing Structures Application will be assessed a \$500 design review fee refundable upon acceptable completion of the improvement or modification.

B. Construction Bond

1. A \$5,000 partially refundable construction bond (\$2,500 is not refundable) is due with the submission of the Contractor Approval Application (Form II). The bond will be used, if necessary, to repair any damage caused by construction personnel or equipment to adjacent property, amenities, or common areas, to clean the construction site and common areas, and to ensure any outstanding fines and penalties are paid. Additional construction bonds will be required in the event any construction bond is depleted. All work will cease pending replenishment of the construction bond.
2. Fines and penalties are required to be paid as assessed and not offset against the construction bond.
3. The amount of the construction bond that will be refunded will be dependent upon the outstanding fines, penalties, and required repair costs when construction is completed at the completion of the project. The construction bond must be replenished when the initial balance is reduced by fifty percent (50%). All work must cease until the balance is replenished.

4. An additional \$5,000 partially refundable construction bond may be required if a design change request is submitted to and approved by the ARC.

C. Guideline Violations

Violations of the ARC Guidelines will result in the following notices and fines. Fines are applicable for each occurrence of a violation. The Fine Schedule may be revised without notification.

1. First Notice – Verbal or Written

The violation must be corrected within three construction days from the date of notification. Construction day is defined as any day in which construction work is permitted to be conducted. Failure to rectify the violation will result in a second violation notice. Note: work hour violation fines are assessed without warning. The contractor is responsible for providing evidence the violation was corrected timely.

2. Second Notice – Written

The owner will be assessed an automatic fine according to the violation schedule then in effect imposed daily until the violation is corrected. Failure to correct the violation within three construction days from the date of notification may, at the ARC's discretion, result in a third violation notice. The contractor is responsible for providing evidence the violation was corrected timely.

3. Third Notice – Written

The owner will be assessed an automatic \$1,000 fine. After the third notice is delivered to the owner, all construction must immediately cease work except for any construction that has as its sole purpose the correction of the violation.

Construction must stop immediately after the owner's receipt of the third notice. Construction may only resume after the owner receives written approval to do so from the ARC and after all fines have been paid and the security deposit is replenished and funded to its original amount.

The owner is responsible to notify the ARC when the owner believes the violation has been corrected. The final determination shall be made by the ARC in its reasonable and sole discretion.

4. Delivery of Notices

Written notices may be delivered by U.S. Postal Service, express delivery services, or email. Written notices are also deemed to be delivered when affixed with tape or other securing device to the front door of the home on the lot or, if no front door exists, a prominent location on any permanent structure on the lot.

5. Section 3.3.7. of the Covenants states if fines are not paid, there will be a lien placed on the property.

Violation	Fine
No Portable Toilet	\$100
No Dumpster	\$750
Littered Site	\$250
Cleaning Paintbrushes	\$100
Dumping Refuse	\$250
Mud, Cement, Dirt on Street	\$250
Equipment / Material on Adjacent Lots without Permission	\$500
Non-conforming Signs	\$100
No Orange Fencing	\$500
Damage to Natural Areas	\$500
Burning without a Permit	\$500
Use of unauthorized entrance (each offense)	\$1,000
Unauthorized Plan Change (Minor)	\$1,000
Unauthorized Plan Change (Major)	\$2,000
Unauthorized Lot Clearing	\$2,000
Unauthorized Workdays / Times – First Offense – no warning	\$500
Unauthorized Workdays / Times – all other	\$1,000
Truck Load and Size Over Weight / Length	\$1,500
Impeding emergency vehicle passage	\$5,000
Unauthorized Finishes (e.g., Paint, Stain, Roofing, etc.)	Forfeit construction bond plus hold on future permits

XI. Exhibit C – Size of Residence

The French Quarter on Lake Conroe			Minimum Square Footage	
Section	Block	Lot	Single Story	Multi-level
Section 1	Block 1	22 thru 29	2,200	3,200
		35 thru 44	2,200	3,200
		52 thru 58	2,200	3,200
		2 thru 7	2,500	3,400
		20 thru 21	2,500	3,400
		45 thru 48	2,500	3,400
		All other lots	2,400	3,400
Section 2	Block 2	1 and 2	2,500	3,400
	Block 3	1 thru 14	2,500	3,400
	Block 4	1 thru 11	2,500	3,400
	Block 1	1 and 2	2,500	3,400
	Block 2	1 and 2	2,500	3,400
	Block 3	1 and 2	2,500	3,400
	Block 4	2	2,400	3,400
	Block 5	3	2,400	3,400
		All other lots	2,500	3,400
	Block 6	4 thru 13, 18 thru 27	2,200	3,200
		1 thru 3, 16 and 17	2,400	3,400
		All other lots	2,500	3,400
		All other lots	2,000	2,400
Section 3	Block 1	1 thru 4	2,500	3,400
	Block 2	1 thru 3	2,500	3,400
	Block 3	1 thru 4	2,500	3,400
	Block 4	1 thru 5	2,500	3,400
	Block 5	1 thru 6	2,500	3,400
	Block 6	4 thru 21	2,200	3,200
		26 thru 38, 40	2,200	3,200
		1	2,500	3,400
Section 4		All other lots	2,400	3,400
	Block 1	1 thru 6,	2,400	3,400
		15 thru 20	2,400	3,400
		34 thru 36	2,400	3,400
		All other lots	2,200	3,200
	Block 2	3 and 4	2,400	3,400
		All other lots	2,500	3,400
	Block 3	1 thru 9	2,400	3,400
	Block 4	1 and 2	2,500	3,400

1. The square footage refers to heated square feet, exclusive of garages, porches, patios and terraces.
2. No more than two stories shall be above ground level.
3. Build Lines
 - a. Front – 25 feet (20 feet in Section 3)
 - b. Back – 20 feet or as shown on the recorded plat
 - c. Sides – 5 feet or as shown on recorded plat
 - d. All permanent vertical structures must be within the build lines without seeking a variance.

XII. EXHIBIT D - PLANT & SOD LISTING

Group One

These plants are very hardy. If they are fertilized and given some water during summer drought periods, they respond with thick, luxuriant growth.

Pittosporum Thorny Elaeagnus
Elaeagnus Pungens
Pampas Grass

Pittosporum Tobira
Cortaderia Selloana
Yucca Aloifolia – Yucca Gloriosa

Group Two

Cocos Palm
European Privet
Indian Hawthorne
Japanese Black Pine
Laurel cherry
Live Oak
Oleander
Red Cedar
Shore Juniper
Yaupon Holly
Wax Myrtle

Butia Capitata
Ligustrum Vulgare
Raphiolepis Unbellata
Pinus Thunbergi
Prunus Caoliniana
Quercus Virginiana
Nerium Oleander
Juniperus Virginiana
Juniperus Conferta
Ilex Vomitoria
Mica Cerifera

Coreopsis
Day Lily
Dusty Miller
Gaillardia
Hydrangea
Shasta Daisy

Coreopsis
Hemerocallis
Cineraria
Gaillardia Grandiflora
Hydrangea Macrophylla
Chrysanthemum Maximum

Group Four - Sod

St. Augustine

Bermuda

Zoysia

XIII. FORM I – DESIGN REVIEW APPLICATION

This form and the items required for preliminary or final review must be included with this application. Two sets of hard copy and electronic files of the construction documents are required for final review and approval.

The French Quarter on Lake Conroe ARC
3500 West Davis, Ste. 190
Conroe, TX 77304
936-756-0032

Date Submitted: _____ **Date Received:** _____

Street Address: _____

Section: _____ **Block:** _____ **Lot:** _____

Type of Application

Preliminary: ☐ **Final:** ☐ **Design Change:** ☐

New Construction: ☐ **Improvements:** ☐ **Landscaping:** ☐

Applicant (please print)

Property Owner: _____

Address: _____

City, State Zip: _____

Telephone / Email: _____

Architect (please print)

Architect: _____

Address: _____

City, State Zip: _____

Telephone / Email: _____

General Contractor (please print)

General Contractor: _____

Address: _____

City, State Zip: _____

Telephone / Email: _____

FEES

Make checks payable to: The French Quarter on Lake Conroe Property Owners Association, Inc.

Design Consultant Administrative Fee – See Current Fee Schedule

Received By: _____

Printed

Signature

Date: _____

Check # _____

Contractor's Construction Bond – See Current Fee Schedule

Received By: _____

Printed

Signature

Date: _____

Check # _____

AGREEMENT

The undersigned acknowledge and agree the improvements will be constructed in accordance with plans and specifications which have been approved by the Architectural Review Committee ("ARC").

We further acknowledge and agree that:

1. We have read and understand the Covenants and restrictions applicable to the property, all ARC Guidelines and will follow and obey said Covenants, restrictions, and Guidelines.
2. We are responsible for completing the project as described by the drawings and specifications approved by the ARC.
3. We will maintain a clean construction site at all times and install a job sign, commercial dumpster, and job toilet in conformance with ARC Guidelines.
4. We are responsible for any work day / hour violations and the conduct of all workers and subcontractors performing services on this project at all times while they are engaged by us. Further, we agree to pay any fines that may be levied according to the Violation Fine schedule promptly.
5. We will safeguard the gate code that will be assigned to the project and only give the code to the authorized contractors / subcontractors.

This application and Agreement made on:

Month

Day

Year

**Property
Owner:**

:
:
:

Printed

Signature

**General
Contractor:**

:
:
:

Printed

Signature

Project Details

Required Design Review Documents (reference Guidelines for descriptions)

Document	Prelim Review	Final Review	Submitted
Preliminary Review Application	X	N/A	
Final Review Application	N/A	X	
Site Analysis	X	X	
Site Plan Incl. Topo Survey	X	X	
Foundation Plan	N/A	X	
Floor Plan	X	X	
Exterior Building Elevations	X	X	
Building Section	X	X	
Wall Section	X	X	
Exterior Colors / Finishes / Materials / Samples	X	X	
Electrical Plan	N/A	X	
Landscape Plan	N/A	X	

Square Footage

Heated Living (Excl. Texas.
Basements) _____

Covered / Screened Porches _____

Total Under Roof _____

Decks _____

Impervious % _____

Elevations

Lot Corner 1 _____

Lot Corner 2 _____

Lot Corner 3 _____

Lot Corner 4 _____

Street Crown _____

Finished Floor _____

Finished Garage _____

Neighbor Left _____

Neighbor Right _____

Building / Build Line Data

Height _____

Set Back Front _____

Set Back Rear _____

Set Back Right Incl. Dripline _____

Set Back Left Incl. Dripline _____

Soffit Width _____

Construction Entrance

Pad Size _____

Material _____

Material Depth _____

Stone Dimension _____

Foundation

System _____

Exposure _____

Roofing

Min Pitch _____
Max Pitch _____
Primary Mat'l _____
Color _____
Mfgr. _____
Product # _____
Mfgr. Website _____
Secondary Mat'l _____
Color _____
Mfgr. _____
Product # _____
Mfgr. Website _____

Chimney Flue / Roof Penetrations

Encasement Mat'l _____
Encasement Color _____
Vent Pipe Color _____

Downspouts / Gutters

Material _____
Size _____
Drain Method _____
Downspout Color _____
Gutter Color _____

Windows

Type _____
Material _____
Color _____
Tinting _____
Screen Color _____
Mfgr. _____
Mfgr. Website _____

Exterior Doors

Type _____
Materials _____
Color _____
Mfgr. _____
Product # _____
Mfgr. Website _____

Exterior Wall Finishes

Primary Mat'l _____
Color _____
Mfgr. _____
Product # _____
Mfgr. Website _____
Secondary Mat'l _____
Color _____
Mfgr. _____
Product # _____
Mfgr. Website _____
Tertiary Mat'l _____
Color _____
Mfgr. _____
Product # _____
Mfgr. Website _____
% Hardi Siding _____

Exterior Trim

Fascia Mat'l _____
Fascia Size _____
Fascia Color _____
Soffit Mat'l _____
Soffit Size _____
Soffit Color _____

Patios

Number _____
Size _____
Material _____
Color _____

Terraces

Number _____
Size _____
Material _____
Color _____

Decks

Number _____
Size _____
Height from Grade _____
Decking Material _____
Decking Color _____
Skirting Material _____
Skirting Color _____
Finish Material _____

Railings

Railing Material _____
Railing Height _____
Railing Color _____

Walls / Screening

Material _____
Height _____
Color _____

Retaining Walls

Number _____
Material _____
Height _____
Color _____

Exterior Lighting

Fixture Type _____
Mfgr. _____
Product # _____
Bulb Type _____
Bulb Lumens _____
Color _____
Mfgr. Website _____

Garage Doors

Door 1	Front / Side	_____
	Width	_____
	Set Back Ft.	_____
	Material	_____
	Color	_____
	Mfgr.	_____
	Product #	_____
Door 2	Front / Side	_____
	Width	_____
	Set Back Ft.	_____
	Material	_____
	Color	_____
	Mfgr.	_____
	Product #	_____
Door 3	Front / Side	_____
	Width	_____
	Set Back Ft.	_____
	Material	_____
	Color	_____

Mfgr.	_____	Rebar Size	_____
Product #	_____	Width	_____
Mfgr Website	_____	Color	_____
		Finish	_____

Walkway

Material	_____
Thickness	_____
Rebar Size	_____
Width	_____
Color	_____
Finish	_____

Driveway

Material	_____
Thickness	_____

Sediment / Erosion / Debris Control Description

Street Runoff	_____
Silt Fence Location	_____
Silt Fence Bury Depth	_____
Debris Control	_____

For Use by Architectural Review Committee

Final Design Approval: _____ **Date:** _____

Comments:

--

ARCHITECTURAL REVIEW COMMITTEE REPRESENTATIVE

Printed: _____

Signed: _____

Date: _____

XIV. FORM II – CONTRACTOR APPROVAL APPLICATION

This form along with the requested items must be submitted to the following address for review and approval.

The French Quarter on Lake Conroe ARC
3500 West Davis, Ste. 190
Conroe, TX 77304
936-756-0032

Date Submitted: _____ **Date Received:** _____

Project Address: _____

Section: _____ **Block:** _____ **Lot:** _____

Type of Work

New Construction: ☐ **Improvements:** ☐ **Landscaping:** ☐

Owner (please print)

Property Owner: _____

Address: _____

City, State Zip: _____

Telephone / Email: _____

Contractor (please print)

General Contractor: _____

Address: _____

City, State Zip: _____

Telephone / Email: _____

GHBC Membership No. _____

AGREEMENT

I hereby attest that I have read, understand, and will comply with the Design Guidelines of The French Quarter. Furthermore, I shall ensure all contractors and personnel working on this project are informed of the relevant sections of the Guidelines and understand that I will be accountable for ensuring their compliance with the Guidelines.

I attest the project will be completed in accordance with the final approved Design Application. I understand that no modification to the approved design, regardless of the size or scope of the change, shall be made without the express written approval of the ARC. Violations will result in fines being assessed.

I understand my deposit may be used to make corrections for unauthorized work, remove site clutter, repair streets, repair road shoulders, or for any other purpose resulting from failure to comply with the Guidelines or damages caused by any personnel working on this project.

Contractor:

: _____
: Printed
: _____
Signature

Date

ARC

Representative:

: _____
: Printed
: _____
Signature

Date

Please attach the following with your application:

1. Certificate of Insurance with the minimum coverages and endorsements
2. Construction Bond
3. References from three other Property Owner Associations with which you have worked in the past three years.
4. References from three sub-contractors that have worked for you in the past three years.

XV. FORM III - CONSTRUCTION / DESIGN CHANGE REQUEST APPLICATION

Submit this application to the following address for review and approval.

The French Quarter on Lake Conroe ARC
3500 West Davis, Ste. 190
Conroe, TX 77304
936-756-0032

Date Submitted: _____ **Date Received:** _____

Section: **Block:** **Lot:**

Owner (please print)

Property Owner: _____

Address: _____

City, State Zip: _____

Telephone / Email: _____

Contractor (please print)

Contractor: _____

Address: _____

City, State Zip: _____

Telephone / Email: _____

Architect (please print)

Architect: _____

Address: _____

City, State Zip: _____

Telephone / Email: _____

Proposed Change

Reason for Change

Contractor:

:
:

Printed

Signature

Date

For Use by Architectural Review Committee

Approved:

Denied:

Date:

Comment

ARC

Representative:

:
:

Printed

Signature

XVI. FORM IV – FINAL INSPECTION & DEPOSIT REFUND APPLICATION

Submit this application to the following address for review and approval.

The French Quarter on Lake Conroe ARC
3500 West Davis, Ste. 190
Conroe, TX 77304
936-756-0032

Date Submitted: _____ **Date Received:** _____

Section: _____ **Block:** _____ **Lot:** _____

Owner (please print)

Property Owner: _____

Address: _____

Telephone / _____

Email: _____

Final Construction Documents

Included

Final Surveyor Certificate

Architects Certificate of Construction Compliance

Final Inspection

As Built Drawings

I certify that construction has been completed and that all work done conforms to state, county, and local Codes and meets The French Quarter Guidelines and approved Design Application.

Signed: _____ Date: _____

Contractor

Owner requested date for final inspection: _____

For Architectural Review Committee Use Only

Deposit Amount Returned:

Deposit Amount Withheld:

Comments:

ARC Representative:

Date:

XVII. FORM V – IMPROVEMENTS & MODIFICATIONS TO EXISTING STRUCTURES APPLICATION

Submit this application to the following address for review and approval.

The French Quarter on Lake Conroe ARC
3500 West Davis, Ste. 190
Conroe, TX 77304
936-756-0032

Refundable Application Fee of _____ Received On: _____
By: _____

Physical address of improvement / modification:

Date Submitted: _____ **Date Received:** _____

Section: _____ **Block:** _____ **Lot:** _____

Owner (please print)

Property Owner: _____

Current Address: _____

City: _____ State: _____ Zip: _____

Telephone

Alt Phone

Email

Contractor (please print)

Contractor: _____

Contact Person _____

Address: _____

City, State Zip: _____

Telephone / Email: _____

Proposed Improvement / Modification (attach drawings, plat, etc.)

--

All applications must include a complete description of the work to be performed to include the following, when appropriate:

1. Construction drawings
 - a. When constructing pools the ARC may require foundation plans for those being installed near water. The ARC will require elevation pictures and a complete list including a sample chart of the material that will be seen from neighboring lots. The plan must also specify how the pool equipment will be screened.
 - b. The ARC may restrict the length, location, and design of individual boat docks to, among other things, afford and improve access to the docks.
 - c. All permanent vertical construction must be done within the building set-backs established for the lot.
2. Pictures
3. Paint Samples
4. Material specifications, including for exterior lighting projects
5. Impact the improvement / modification may have on neighboring lot owners.
6. Any other data needed to assess whether the improvement / modification complies with the Guidelines.

Note: Hand drawn diagrams may be more difficult to approve.

Proposed Commencement Date:: _____

Note: must commence within 30 days of approval date below

Proposed Completion Date:: _____

LOT OWNER AGREES TO:

1. Attach complete details including blueprints, drawings, sketches, catalog cuts, photographs, dimensions, statement regarding the impact the proposed improvement / modification may have on neighboring lot owners, etc. as necessary for a complete understanding of the project by the ARC members and to construct the improvement described in accordance with the plans and specifications submitted with this Application.
2. Carefully read and review the **Deed Restrictions** and **Guidelines** applicable to this above-described property and will ensure the improvements will be made in compliance with such Deed Restrictions and Guidelines. Copies of both are located on the French Quarter website (www.frenchquarterpoa.com).
3. Correct any violation of such Deed Restrictions and Guidelines within ten (10) calendar days after written notification of a violation. The Lot Owner understands Texas Statutes provide that residential restrictive covenants (Deed Restrictions) may be enforced in courts of law.

I have read and understand the French Quarter Deed Restrictions and ARC Guidelines and agree to conduct my improvement / modification in accordance therewith.

Lot Owner	_____	Lot Owner	_____
	Printed		Printed
	_____		_____
	Signature		Signature
Accepted	☐	Rejected	☐
IMC Representative	_____	Date	_____
ARC Representative	_____	Date	_____

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E-FILED FOR RECORD

12/08/2021 03:25PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

12/08/2021



County Clerk
Montgomery County, Texas