



MARY LOUISE NICHOLSON
COUNTY CLERK

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PROPERTY MANAGEMENT LLC
5751 KROGER DR
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KELLER, TX 76244

Submitter: PROPERTY MANAGEMENT LLC

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

Filed For Registration: 12/20/2019 11:34
AM

Instrument #: D219292841

N 29 PGS \$127.00

By: Mary Louise Nicholson

D219292841

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

**NOTICE OF FILING DEDICATORY INSTRUMENTS
FOR
E R PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS)
) **KNOW ALL MEN BY THESE PRESENTS**
COUNT OF TARRANT)

THIS NOTICE OF DEDICATORY INSTRUMENTS (ACC) FOR E R PROPERTY OWNERS ASSOCIATION, INC. ("Notice") is made the 12th day of December, 2019, by the **E R PROPERTY OWNERS ASSOCIATION, INC.** ("Association").

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage and regulate the planned development covered by the **Declaration of Covenants, Conditions, and Restrictions for EAGLE RANCH**; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instruments in the real property records of **TARRANT** County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instruments affecting the owners of the property within **EAGLE RANCH** subdivision ("Owner").

NOW THEREFORE, the dedicatory instruments attached here to on Fining and Collection Policies, Exhibit "A", are originals and are hereby filed of record in the real property records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

E R Property Owners Association, Inc.

By: Dawn Kelly

Name: Dawn Kelly

Title: Registered Agent

ACKNOWLEDGEMENT

STATE OF TEXAS

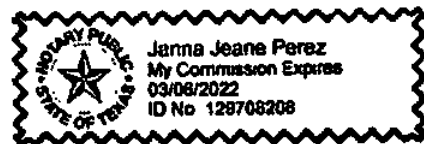
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared

Dawn Kelly, the Registered Agent of E R Property Owners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purpose and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 12 th day of December, 2019.

Janna Jeane Perez
Notary Public of Texas





E R Property Owners Association, Inc.

Architectural Control Committee Rules

**Eagle Ranch Property Owners Association
Architectural Control Committee
c/o Property Management Group
5751 Kroger Drive Suite 203
Keller, TX 76244**

**Phone: (817) 337-1221
Fax: (972) 591-5625**

December 2019

Eagle Ranch Architectural Control Committee Rules

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Purpose Statement

The goal of the Eagle Ranch Architectural Control Committee (ERACC) is to provide a basis for a common understanding of the design objectives and standards for all Eagle Ranch residents, present and future. The whole community will benefit by setting standards of aesthetics for the mutual betterment of Eagle Ranch. By setting standards, our community will continue to adhere to the high expectations of our development, benefitting all members in both the quality of life and the financial stability provided to all homeowners.

General Information

- All homeowners are responsible for being familiar with the ERACC requirements in order to comply with the Architectural Control Committee Rules.
- All homeowners are responsible for obtaining the necessary review and approvals to comply with the terms of the "Declaration of Covenants, Conditions and Restrictions for Eagle Ranch" (hereafter referred to as CCRs) and any revisions to these CCRs.
- The Architectural Control Committee Rules will not be in conflict with the CCRs.
- Any improvement, modification, alteration, addition, or deletion to a property located in the Eagle Ranch community must have ERACC approval prior to commencement of construction or installation. Projects and items must be submitted on appropriate forms and include any required documentation. Items requiring ERACC approval and guidelines for these changes are listed on the following pages. Other items related to, but not specifically mentioned on this list, may also need ERACC approval.
- All ERACC requests must include the Eagle Ranch ACC Form. (See Attachment A). If requested by the ERACC, you may need to submit additional information in order for the ERACC to make a decision.
- Homeowners must obtain ERACC approval prior to beginning all projects even if the project or item appears to meet all guidelines.
- Failure to obtain ERACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.
- There are no exemptions or automatic approvals for improvements, modifications, alterations, additions, or deletions to a property in the Eagle Ranch community and each application is reviewed on an individual basis.
- Homeowners are responsible for complying with all City of Fort Worth ordinances and for applying for and obtaining all necessary permits from the City of Fort Worth.

Procedure of Submitting an Application for Improvements or Modifications

Application for improvements or modifications must be made on the attached form. (See Attachment A). The application forms provide the ERACC with the basic information needed for review and serve as a checklist for the property owners so that all design elements have been considered in the project.

The homeowner submits preliminary plans of planned improvements to the ACC.

The homeowner submits Plans and Specifications (30 days prior to construction) which include (but not be limited to)

- i. Landscape Plans
- ii. Irrigation Plans
- iii. Plot plans showing location, size, shape, configuration and placement on the Lot of Improvements with respect to easements and setbacks.
- iv. Site Plans
- v. Excavation and Grading Plans
- vi. Drainage Plans
- vii. Fencing Plans
- viii. Elevations and Construction Techniques
- ix. Samples of exterior colors
- x. Plans for Utility Services
- xi. Details construction plans with descriptions and samples of materials of all construction
- xii. Exterior Lighting Plans

If not submitted by the homeowner, then the homeowner's Written Consent to the approval requested must be attached to the application. The application must contain the homeowner's complete, current street address.

Plans and Specifications are deemed approved after 30 days if the ACC fails to respond or disapprove.

Any changes or modifications to previously approved plans and specifications must be approved. The ACC will attempt to expedite but shall not be required to act in less than ten days.

Written variance requests shall be deemed to be disapproved if the ACC has not expressly approved it in writing within 30 days of submission.

Any costs of filing and processing an application pursuant to this procedure is at the expense of the homeowner.

The homeowner shall be responsible for verification and accuracy of all components of such submission, including but not limited to, all site dimensions, grades elevations, utility locations and other pertinent features of the site or plans.

The homeowner represents by the act of entering into the review process with the ERACC that all representatives of the homeowner, including but not limited to, Homeowner, Architect, Engineer, Builders, Subcontractors and their agents and employees, shall be made aware by the homeowner of all applicable requirements of the ERACC and shall abide by these Procedures and the Site Design Guidelines with respect to the approval of the development plans and specifications.

Homeowner is responsible for the submission of permitting to the City of Fort Worth. Permit is not required to be provided at time of request for review by the ERACC but will be a required condition upon approval.

Submit all modification requests to the ERACC at the address listed below (also listed on bottom right of form):

Eagle Ranch ACC
c/o Property Management Group
5751 Kroger Drive Suite 203
Keller, TX 76244
817-337-1221

The ERACC has exclusive jurisdiction over modifications, additions, or alterations made to existing structures and the open space, if any.

Regulatory Compliance

Plans submitted for ERACC review must comply with all applicable building codes, zoning regulations and requirements for all agencies and municipalities (i.e. City of Fort Worth) having jurisdiction over the project. It is the responsibility of the homeowner to obtain all necessary permits, inspections and final Certificate of Occupancy. Final approval for any modification to property in the Eagle Ranch community is the responsibility of the ERACC. Regulatory approvals do not negate the requirement for ERACC review and approval.

Site Design Review Process

The ERACC intends to be fair and objective in the design review process and in the understanding of individual goals. The ERACC will strive to respond to requests within 10 business days. It does not mean the project has either been approved or denied if 10 business days have elapsed since submission and the ERACC has not responded. If there are any questions about the status of a project request, the property owner should contact the ERACC at the above address for further information.

The ERACC's decision may be (1) approval; (3) disapproval; or (4) deferral pending submission of more information. The reason for a disapproval shall be explained fully in writing.

The ERACC decision is based on a simple majority and shall not be arbitrary or capricious. Any conditional approval or denial shall be substantiated by the ERACC in good faith. The ERACC may, at its discretion, assist the Applicant by suggesting alternative design solutions.

Appeals

Any decision reached by the ERACC may be appealed back to the Eagle Ranch Property Owners Association Board of Directors for reconsideration. The appeal must be made in writing. Technical design information supporting the appeal request must be included with the request. All appeals will be reviewed on a case-by-case basis, and the granting of an appeal for one residence for a particular situation does not imply or warrant that a similar appeal would be granted on another residence. Each case will be reviewed on its own design merits and in keeping with the overall objectives of the Site Design Guidelines. The ERACC will strive to respond to appeals within 30 days. It does not mean the project has either been approved or denied if 30 days have elapsed since submission and the ERACC has not responded. If there are any questions about the status of a project request, the property owner should contact the ERACC at the above address for further information.

Variances

If the homeowner feels certain portions of the Site Design Guidelines (Guidelines) are inapplicable, based

on the design elements of a particular residence, the homeowner may apply for a variance of the Guidelines. The burden of establishing the reasoning why a specific requirement of the Guidelines is not applicable lies with the homeowner. The homeowner should provide reasonable assurance in the variance request, the overall intent of the Guidelines will be accomplished with the modification proposed. The decision of the variance rests solely with the ERACC and the granting of a variance for one particular situation does not warrant or imply that a variance will be granted for the same situation of another residence. Each variance request will be reviewed on a case-by-case basis, in keeping with the overall objectives of the Site Design Guidelines.

Final Approval

The ERACC final approval constitutes a binding agreement between the homeowner and the Association. Any deviation from the approved plans must be resubmitted to the ERACC for approval.

Non-Liability of the ERACC

Neither the ERACC nor its respective members, Secretary, successors assign, agents, representatives, employees or attorneys shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any Builder by reason of mistake in judgment, negligence or nonfeasance, arising out of any action the ERACC with respect to any submission for failure to follow these Design Guidelines. The role of the ERACC is directed toward review and approval of site planning, appearance, architectural vocabulary and aesthetics. The ERACC assumes no responsibility with regard to design or construction including, without limitation, the civil, structural, mechanical, plumbing or electrical design, methods of construction or technical suitability of materials.

Site Design Guidelines

The Site Design Guidelines, which follow, address a broad range of exterior building and site conditions. They are not intended to be all-inclusive but rather a guide, by which a quality community can be planned, designed, built and maintained.

General Guidelines

- Any construction, repair or alteration, other than normal maintenance, which in any way alters the exterior appearance of any improvement, or the removal of any improvement, shall be performed only with the prior written approval of the ERACC. (CCR 3.06)
- All exterior building materials, finishes and colors shall be in conformance with the ERACC Rules or as approved by the ERACC. (CCR 4.23)
- Many projects required permits from the City of Fort Worth. It is the responsibility of the homeowner to obtain all necessary permits from the City of Fort Worth. No work shall commence prior to the homeowner sending a copy of the issued permit(s) to the ERACC.
- Pots with natural-colored foliage, fountain, garden flags, bird baths, iron pieces, sculptures, bird feeders, and other items with either a decorative or a non-essential purpose should meet ERACC guidelines and approval as defined in this document.
- All items must be in good repair at all times.
- Home owners must keep all shrubs, trees, grass, and plants of every kind on their property alive, cultivated, pruned or mowed, free of trash, weeds, and other unsightly material.
- Items may not be generally offensive or a nuisance to other owners.

Air Conditioners

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

Antennas

- No exterior radio or television antenna shall be erected without prior ERACC written approval.
- Roof, chimney, or pole-mounted antennas which are visible from any street, adjacent lots or common elements within the Subdivision are not permitted except for the use of receiving video programming per rule 47 C.F.R. Section 1.4000 of the Telecommunications Act of 1996.

Arbors (See Patio Covers, Porch Roofs, Arbors, Gazebos, and Pergolas)

Awnings

- Must be reviewed and then approved by the ERACC.
- Retractable awnings must be properly maintained.
- Must match or complement exterior color.

Basketball Goals

- Permanently installed basketball goals must be submitted for approval to the ERACC before installation.
- Per city ordinance, portable basketball goals cannot be kept on the street or sidewalk at any time.
- Basketball goals must be kept in like new condition at all times.

Benches (See Patio Equipment Including Furniture, Cooking Units, and Benches)

Bird Houses and Feeders

- May be placed in the backyard, at the top of a high pole, not exceeding 12 feet in height.
- If placed in front yard, approval from ERACC is required for pole mounting.

Carports

- Are not allowed.

Children's Playsets

- Tree houses are not allowed.
- Play sets/swing sets are not to exceed 12 feet in height.
- Items must be kept in good repair.
- Items may only be kept in backyards.
- Baseball batting cages or large netted areas will not be permitted.

Cooking Units (See Patio Equipment Including Furniture, Cooking Units, and Benches)

Curb Cuts (See Sidewalks and Curb Cuts)

Decks (See Patios, Decks and Porches)

Doors (Front and Garage)

- Replacement or addition of exterior doors requires a building permit. It is the responsibility of the homeowner to obtain all necessary permits from the City of Fort Worth before install.
- Replacement doors are to be similar in style and color as well as be consistent with the neighborhood norms.
- Any replacement or color change of an exterior door must be approved by the ERACC.

Driveways

- Are to be constructed of concrete.
- All driveway construction must be approved by the ERACC.
- The ERACC has the right to impose limitations on driveway design, including materials, aprons, location, and point of contact with dedicated roads, street, or private driveways within the property.
- Location, design, and any decorative surface of all driveways must be approved by the ERACC.
- All driveways must be a minimum of ten feet (10') in width.

Fencing

- Replacing, modifying or changing fence materials, height, colors, or placement requires ERACC approval.
- Fencing must be stained with a semi-transparent brown stain that is light or medium brown.
- The color must be approved by the ERACC.
- The standard fence height is six (6) feet. No fence shall be approved if it is over six (6) feet tall except for properties with a swimming pool. If a swimming pool has been installed on the property, the fence may be up to eight (8) tall. No fence over 8'tall will be approved.
- All fences shall be constructed of wood, brick, wrought iron, or of white vinyl, aesthetically compatible with the perimeter fencing located around the Subdivision.
- Metal posts shall be used for the vertical fence supports. The posts shall be set in concrete (City of Fort Worth).
- Simulated wood or wrought iron-like materials may be used if approved by the ERACC
- No chain link, vinyl-coated chain link split rail, or unfinished concrete block fences shall be permitted.
- Must be constructed with tubular steel posts, brick, or other material specifically approved by the ERACC.
- Fence structural supports must be inside and, therefore, not visible from the street.
- The style of the new fence must be comparable to replaced fencing.
- **Lots with the white vinyl fencing are responsible for maintaining the fence and will not be permitted to replace the fence with anything other than the currently used material.**
- The homeowner must maintain all fences in good condition.
- Fences shall not be out of vertical alignment by more than eighteen (18) degrees. (City of Fort Worth)
- Loose brick, stone, rock, mortar, or similar materials on masonry walls and barriers shall be rebounded or similarly repaired (City of Fort Worth) by homeowner.
- No wall/fence shall be erected or maintained beyond the front corner of home. (City of Fort Worth)
- No solid fences or walls are permitted in the front yard. (City of Fort Worth)

Flagpoles

- Flagpoles of up to 6 feet in length may be attached to the facade of the home without ERACC approval.
- One free-standing flagpole not to exceed 20 feet in height is allowed by the Eagle Ranch Property Owner's Association with ERACC approval, per Lot.
- Site plan showing location of flagpole is required for consideration of approval.
- See Guidelines for Display of Flags. (Attachment C)

Foundation Exposure

- The foundation of any improvement shall not be exposed more than twelve (12) inches above final grade.
- If the floor level is more than twelve (12) inches above final grade, and such portion of the foundation would be visible from a public street, the foundation shall be built to accommodate a finished wall matching the exterior wall of the improvement to within twelve (12) inches of final grade or the foundation shall be screened by appropriate landscaping.

Fountains

- Must be approved by the ERACC.
- May be up to 60 inches in height and/or width if approved by the ERACC.
- Site plan showing location of fountain is required.

Gazebos (See Patio Covers, Porch Roofs, Arbors, Gazebos, and Pergolas)

Gutters

- Gutters and downspouts are permitted if they are the same color as the trim on the house.
- The installation of new gutters and downspouts requires ERACC approval.

Holiday Decorations

- Do not require ERACC review.
- All holiday lighting on a single family dwelling in the calendar month of December shall be removed from the exterior by no later than January 15 of the following year unless prior approval has been requested and received from the ERACC.
- All holiday lighting on a single family dwelling installed for other holidays shall be removed from the exterior by no later than two (2) weeks after the holiday it was installed to celebrate unless prior approval has been requested and received from the ERACC.

Hot Tubs and Spas

- Hot Tubs/Spas are permitted subject to ERACC approval.
- Exterior hot tubs must be screened from view of streets.
- All pump filters and equipment for hot tubs must be located where it will not cause a visible or noise nuisance to neighbors and must be screened from view.
- No inflatable above ground hot tubs are allowed.
- Hot tubs should be installed on a concrete slab.
- Request should include a drawing showing exact proposed location.

Landscaping and Irrigation Plans

- All front yards shall be landscaped with shrubs and grass.
- No rock beds will be permitted as a substitute for grass.
- Landscaping plans including lighting must be approved by the ERACC.
- The augmentation and replacement of existing plant material which is diseased or suffers frost, drought, or sun damage will generally not require ERACC approval provided aesthetics are maintained and the landscape plan is enhanced.
- Landscape edging must be of design consistent with the neighborhood.
- Bricks or stones may be used as landscape edging provided that the following conditions are met:
 - Brick or stones and mortar must be the same as what was used on the home.
 - Bricks must be installed so that brick holes are not visible from the street.
 - Mortar must be used in brick holes and between bricks or stones to prevent grass growing between and through the brick.
- Outdoor storage of garden tools and hoses must be screened from street view.
- Plants and flowers in pots shall always be neat and healthy.

Mailboxes

- All mailboxes shall be constructed of brick or masonry similar to the home.
- Must meet all United States Postal Service rules and regulations.
- Landscaping around mailboxes shall be limited to low planting (mature plants less than 24 inches high). Vines or other plant materials which will cover the entire mailbox are not allowed.
- Require ERACC approval.
- Submit site map showing proposed location.

Mechanical Equipment (See Utilities and Mechanical Equipment)

Out Buildings (See Storage Sheds and Other Types of Out Buildings)

Painting Exterior

- Any change of original exterior color, even slight variations of the original color, require ERACC approval.
- Paint color is to be basic, earth tone colors used by the builders when the homes were built.
- Variation may be approved if the color is similar to one of the original paint colors.
- A paint sample or color chart must be submitted with the request for ERACC approval.
- No bright or inappropriate color is to be used.
- Rich conservative natural colors are encouraged.

Patios, Decks and Porches

- Must be consistent with neighborhood norms.
 - No wooden decks on front of the home.
- The design of outside living spaces shall be coordinated and integrated with the design of each home.
- Decks shall not infringe on the privacy of neighboring homes.
- Deck shall be designed to minimize unsightly supporting structure.
- All decks require approval from the ERACC.
- Submit a site map showing location and size of deck and a description of any screening or landscaping.
- All decks over 6" in height above grade require a building permit from the City of Fort Worth. It is the responsibility of the homeowner to obtain all necessary permits.

Patio Covers, Porch Roofs, Arbors, Gazebos, and Pergolas

- All accessory structures such as gazebos and pergolas require a building permit from the City of Fort Worth. It is the responsibility of the homeowner to obtain all necessary permits. Refer to Attachment E.
- Patio Covers, Porch Roofs, Arbors, Gazebos, and Pergolas must be submitted for approval to the ERACC.
- Site plans, elevations, details, etc. must be submitted for review.
- Site compatibility will determine approval of modification.
- Must be the same roof pitch as the roof of the home.
- All temporary patio covers should be neutral in color, not visible from street, and not placed so as to create a nuisance for neighbors.
- Permanent and temporary structures must be maintained and should not appear weathered or torn.

Patio Equipment Including Furniture, Cooking Units, and Benches

- Must be kept in clean and like new condition.
- Must be manufactured for intended purpose.
- Cooking units must be stored out of view.

Patio Furniture (See Patio Equipment Including Furniture, Cooking Units, and Benches)

Pergolas (See Patio Covers, Porch Roofs, Arbors, Gazebos, and Pergolas)

Porches (See Patios, Decks and Porches)

Porch Roofs (See Patio Covers, Porch Roofs, Arbors, Gazebos, and Pergolas)

Rain Barrels (See Water Retention Systems)

Raised Bed Gardens and Retaining Walls

- A front yard raised bed should be similar in color or appearance to the home including brick or stone used comparable to the home.
- Rear yard raised beds should match the existing home and landscaping in color or appearance. Rear yard raised beds made of wood are allowed and must be stained with a semi-transparent brown.
- Railroad/ wooden ties are not acceptable for retaining wall construction.
- All retaining walls not installed by the developer/builder at the time of initial construction shall be limited to 3 feet in height.
- Where grade changes call for greater than 3 feet, a series of walls or terraces may be required.
- All retaining walls must be uniform in design and held together with permanent materials and should be similar in color and appearance to the outside of the home.
- All retaining walls must be approved by the ERACC. Ongoing maintenance is the responsibility of the homeowner.
- Submit a site map showing exact location of proposed location and a sample of building materials including color.
- All retaining walls above 4' in height require a building permit from the City of Fort Worth. It is the responsibility of the homeowner to obtain all necessary permits.

Retaining Walls (See Raised Bed Gardens and Retaining Walls)

Room Additions

- Construction materials must be the same as the original home including roof pitch, roofing shingles, walls, and color.

- Submit a site map including detailed information and drawing for ERACC approval.
- Check City of Fort Worth Zoning Ordinances for building restrictions, rules, and guidelines and building permit needs. It is the responsibility of the homeowner to obtain all necessary permits.

Roofs

- Any changes or modifications to roofs including material require ERACC approval.
- All roofs shall be constructed of clay tile, cement tile, slate, standing seam copper, architectural dimensional shingle, or other materials (if any) specified in the ERACC rules or otherwise approved by the ERACC, in its sole discretion.
- The primary roof material, color, and texture of any proposed extension must complement or match the balance of the colors and materials selected for the house. Roof pitches shall be maintained for continuity of expression.
- Roof colors shall be weathered gray unless otherwise stated in a Supplemental Declaration or approved by the ERACC.
- No three (3) tab or square-butt shingle.
- No pure white or pure primary colored roofs shall be permitted.
- Sheet metal work, such as flashing, roof caps, and plumbing vents must be painted to match the roof colors.
- Roof stacks and plumbing vents should be placed on the rear slopes (back of the house, below the main ridge line of the roof so as not to be visible from the street or any neighboring houses.
- Some roof work requires a building permit from the City of Fort Worth. It is the responsibility of the homeowner to obtain all necessary permits.

Satellite Dishes

- Up to 20 inches in diameter are allowed.
- Satellite dishes larger than 20 inches in diameter require ERACC written approval.
- Minimal visibility to the street is required. All efforts should be made to keep satellite dishes unseen from the street.
- May not be erected on a pole or tower.

Sight Distance at Intersections

- No fence or other type of wall, barrier, or planting which obstructs sight lines at elevations between two feet (2') and six feet (6') above any roadway shall be placed or permitted to remain on any corner within the triangular area formed by the street property lines and a line connecting them at points twenty-five feet (25') from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the property line extended.
- The same sight line limitation shall apply to any lot within 10 feet of an intersection of the street property line with the end of a driveway.

- No tree shall be permitted to remain within such distance of any such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

Solar Panels

- Requires ERACC approval.
- See Solar Panels Guidelines. (See Attachment D)

Solar Screens (See Windows, Window Screens and Solar Screens)

Storage Sheds and Other Types of Out Buildings

- All storage sheds of a certain size, require a building permit from the City of Fort Worth. It is the responsibility of the homeowner to obtain all necessary permits.
- Detailed information must be submitted for ERACC approval including location and building specifications.
- Must be maintained.
- No flat roofs are permitted.
- All paintable surfaces must be painted to match the trim color of the house or other colors as approved by the ERACC.
- If shingles are used, they must complement that of the house and be approved by the ERACC.
- Additional City of Fort Worth Information Regarding Sheds and Other Out Buildings is attached. (See Attachment E.

Swimming Pools

- All pump filters and equipment must be screened from street view and from neighboring properties.
- Except for small, children's wading pools, no inflatable/ above ground pools are allowed in excess of 200 gallons.
- Pools are restricted to the following types of construction: Gunite poured concrete, fiberglass shell and hybrid fiberglass.
- No pools with vinyl linings will be permitted.
- All swimming pools in excess of six feet (6') in diameter must be built into the ground and in a fenced enclosure with self-closing and self-latching gates approved by the ERACC.
- Pool decking, fencing, related equipment and structures shall all be designed to integrate with the natural topography of the site.
- Pools shall be located to provide minimal visual impact to the surround properties and streets.
- No swimming pools shall be constructed in front or side yards.

Trees

- No living trees shall be removed from Home Owners lot without the prior written consent of the ERACC.
- Any permitted removal shall be in compliance with governmental regulations.
- Any tree(s) removed in violation of this provision shall be immediately replaced with a tree of similar size and type at the expense of the Home Owner.
- All lots are required to maintain a minimum of one (1) tree of two (2) inch caliper or greater.
- Trees may only be cleared from a lot to facilitate a modification approved by the ERACC. All modifications, additions, or alterations shall be sited to preserve existing trees.

Trellises

- Trellises must serve their intended purpose, which is to contain live plants/ provide screening.
- Trellises must be appropriate to the plant size supported.

Utilities and Mechanical Equipment

- All utilities must be installed underground.
- Surface mounted mechanical equipment, transformers, air conditioners, condensers, compressors, pool equipment, switches, meters, etc. shall be screened from view, grouped together whenever possible in one area and located away from streets, public view and activity.

Water Filters

- Must be screened from street view. ERACC approval is required.

Water Hoses

- Permitted without ERACC approval.
- May not be left on lawn when not in use.
- When not in use, must be stored out of sight from the street.

Water Retention Systems

- Rain barrels specifically manufactured for that purpose are allowed with ERACC approval.
- Rain barrels must be placed in a location with the lowest possible visibility, screened from street.
- Downspouts attached to the rain barrel must match the home's trim color.
- Rain barrels are not allowed in the front yard of homes or visible from the street.
- See Guidelines for Water Retention Systems. (See Attachment F)

Windows, Window Screens, and Solar Screens

- **New windows shall match the existing design used on the house.**
- **No window may be tinted, filmed, lined, or otherwise covered with reflective material so as to create a mirror effect when viewed from the exterior of the house.**
- **Regular screens are permitted.**
- **No reflective screens are allowed.**
- **Solar screens are permitted subject to ERACC approval.**
- **Solar screens may not be placed on the front and/or side windows of a house unless each and every front and/or side window is appropriately and completely covered with a solar screen of the exact same type and color.**
- **Solar screens that are placed on the front and/or side windows of a home must include dividers matching the divide patterns of the window it covers. The dividers should be of a color and design that is compatible with the architectural character of the house.**
- **Solar screens must be solid in color and must not contain decorative patterns.**
- **No awnings or solar screens shall be installed without the approval of the ERACC.**

Attachment A

**Eagle Ranch Property Owners Association
Architectural Control Committee
Property Modification Approval Request Form**

| ACC USE ONLY |
|--------------|
| Date Rd |
| Phase |

As each of us bought our property in Community, we agreed by our signatures to abide by the Declaration of Covenants, Conditions and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect our property values by keeping the community a highly desirable place to live. ACC (Architectural Control Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible and type or print legibly. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The goal of the ACC is to ensure that all changes to our properties conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.

1. ABOUT THE RESIDENT(S)

| | |
|-----------------|--------------------------|
| <i>Name(s)</i> | |
| <i>Address</i> | |
| <i>E-Mail</i> | |
| <i>Phone(s)</i> | <i>Best time to call</i> |

2. ABOUT THE PROJECT

| | |
|---|---|
| <i>Proposed start date</i> | <i>Proposed completion date</i> |
| <i>Describe the nature of the project (attach pages as necessary)</i> | |
| <i>Location (attach sketch/drawing)</i> | |
| <i>Dimensions(include height)</i> | <i>Distance from fences and easements</i> |
| <i>Colors</i> | <i>Shape</i> |
| <i>Materials</i> | |
| <i>Builder</i> | |
| <i>Other (specify)</i> | |

IMPORTANT: Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project location and its relationship to property lines, neighbors, construction, easements, etc.

3. ABOUT THE REQUIREMENTS

| YES | NO | N/A | |
|------------------------------|----|---|--|
| | | | I/We have read the appropriate Deed Restrictions |
| | | | I/We have obtained a City building permit (attach copy) |
| | | | This project will require a fence removal (if yes, inform Association Manager) |
| | | | Completed project will be visible from the street |
| Check any that apply: | | <input type="checkbox"/> Corner lot <input type="checkbox"/> Iron park fencing | <input type="checkbox"/> Project already started/completed |
| <i>Homeowner's Signature</i> | | | <i>Date</i> |

Signature constitutes permission for ACC members to inspect property and agreement to abide by ACC's decision.

Mail, email or fax this request, along with all supporting documents, drawings, photographs, etc. to:

Eagle Ranch Property Owners Association
c/o Property Management Group
5751 Kroger Drive Suite 203
Keller, TX 76244

For additional information call or fax:

Dawn Kelly

Association Manager

dkelly@propertymanagementgroup.org

Fax: (817) 337-1221

Phone: (817) 591-5625

ACC Form R (rev031419) Supersedes all other forms

Attachment B

Attachment C

Guidelines for Display of Flags

1. These Guidelines apply to the display of ("Permitted Flags"):
 - a. The flag of the United States; and
 - b. The flag of the State of Texas; and
 - c. The official flag of any branch of the United States Armed Forces.

2. These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
 - a. Flags for schools, sports teams, businesses or foreign countries; or
 - b. Flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - c. Historical versions of flags permitted in section 1 above.

3. Permitted Flags may be displayed subject to these guidelines. Advance approval of the Eagle Ranch Architectural Control Committee (ERACC) is required for any free-standing flagpole associated with the display of Permitted Flags.

3. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant Federal, State, or Military Code.

4. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.

5. Permitted Flags may be up to three foot (3') by five foot (5') in size.

6. Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall and up to twenty feet (20') tall.

7. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.

8. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.

9. Free-standing flagpoles may be up to twenty feet (20") tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the property

between the main residential structure and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.

10. Free-standing flagpoles may not be installed in any location described below:
 - a. In any location other than the Owner's property; or
 - b. Within an ground utility easement or encroaching in an aerial easement; or
 - c. Beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
 - d. Beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line);
or
 - e. Closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from the adjacent house).
11. Lighting may be installed to illuminate Permitted Flags if they are going to be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
 - a. Be ground mounted in the vicinity of the flag; and
 - b. Utilize a fixture that screens the bulb and direct light in the intended direction with minimal spillover; and
 - c. Points toward the flag and faces the main structure on the property or to the center of the property if there is no structure; and
 - d. Provides illumination not to exceed the equivalent of a 60 watt incandescent bulb.
12. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
13. Flagpole are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is not long used on a daily basis, it must be removed.
14. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structural unsafe flagpoles must be promptly repaired, replaced or removed.

All other provisions contained in the Eagle Ranch Property Owners Association, Inc. Declarations of Covenant, Conditions and Restrictions or any other dedicatory instrument of the Association shall remain in full force and effect.

Attachment D
Solar Panel Guidelines

1. These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes mechanical or chemical devices that have the ability to store solar-generated energy for use in heating or cooling or in the production of power.
2. Such Devices may be installed with advance approval of the Eagle Ranch Architectural Control Committee (ERACC) subject to these guidelines.
3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Device may encroach on adjacent properties or common areas.
4. Such Devices may only be installed in the following locations:
 - a. On the roof of the main residential dwelling; or
 - b. On the roof of any other approved structure; or
 - c. Within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:
 - a. Have no portion of the Devices higher than the roof section to which it is attached; and
 - b. Have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - c. Conform to the slope of the roof; and
 - d. Be aligned so that the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - e. Have a frame, brackets, and visible piping or wiring of a color that matches the roof shingles or a silver, bronze, or black tone commonly available in the marketplace; and
 - f. Be located in a position on the roof which is least visible from any street or common area which does not reduce estimated annual energy production more than ten percent (10%), as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory (www.nrel.gov) or equivalent entity over alternative roof location.
6. For Devices located in a fenced yard or patio, no portion of the Device may extend above the fence. If the fence is not a solid fence which blocks view of the Device, the ERACC may require the Device be placed in a location behind a structure or otherwise require visual screening. The ERACC may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
7. All devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
8. Installed Devices may not:

- a. Threaten public health or safety; or
- b. Violate any law; or
- c. Substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner of ordinary sensibilities.

9. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed if they can be seen from any street or common area.

All other provisions contained in the Eagle Ranch Property Owners Association, Inc. Declarations of Covenant, Conditions and Restrictions or any other dedicatory instrument of the Association shall remain in full force and effect.

Attachment E
City of Fort Worth Information Regarding Storage Sheds and Other Out Buildings

Chapter 5 Supplemental Use Standards
 City of Fort Worth Zoning Ordinance 296 11/16/2012
 Article 3. Accessory Uses

5.300 General

A. Uses.

Accessory uses as regulated by this section are uses which are clearly incidental to the use of the principal building/primary structure or the primary use. Accessory uses include permanently installed detached accessory structures such as porches supported by columns, greenhouses, garages (greater than a six-foot door), guest houses, studios, carports, private workshops (six foot door or less), play structures, swimming pools, pool houses, gazebos/cabanas/pergolas, boat docks, outdoor kitchen facilities, riding arena for the personal use of the resident owner, storage buildings, dumpsters (non-residential) or similar uses. Accessory uses not permitted in residential districts include carports not permanently installed, portable storage containers for permanent use, shipping containers, rail cars and the like. Flagpoles are not considered an accessory use but must meet the height requirement of the zoning district.

5.301 Accessory Uses on Residential Lots

A. General Provisions

1. Any accessory building added to an existing legal non-conforming one or two-family dwelling shall conform to the district standards applicable to the residential use.
2. Accessory buildings shall comply with the side and rear setbacks for the primary structure of the zoning district applicable to the residential use.
3. The total area covered by all rooftops shall not exceed the maximum lot coverage (%) for the district applicable to the residential use.
4. Accessory structures attached to a primary structure by a breezeway, covered walkway, or other structure whose roofline is not part of the primary structure shall not be considered to be an extension of the primary structure.
5. For purposes of enforcing this section, the MH zoning district is considered a residential zoning district.

B. Non-Habitable Accessory Structures

1. All accessory structures except private garages, private carports, or private porte cocheres:

a. Allowable Square Footage

Non-habitable accessory buildings shall not exceed the maximum square footage for each residential lot size as depicted in the following table:

| Lot Size | Maximum Total Square Feet For Accessory Buildings |
|------------------------------|---|
| Less than 5,000 square feet | 120 square feet |
| 5,000 to 9,999 square feet | 200 square feet |
| 10,000 to 21,779 square feet | 400 square feet |

| | |
|--|---------------------------------|
| 21,780 square feet to 43,559 square feet | 400 square feet |
| 43,560 square feet or larger | 2% of the total area of the lot |

The maximum square footage limits shown above shall be cumulative of all non-habitable accessory buildings for each lot, excluding private garages, private carports, and private porte cocheres. Private garages, private carports, and private porte cocheres shall not be included for the purpose of determining the allowable square footage of non-habitable accessory buildings on a single residential lot.

The square footage within an attic or loft shall be excluded from the calculation of maximum square footage of a non-habitable accessory building or structure.

- b. Non habitable accessory buildings or structures shall be limited to one story, but may have an attic or loft, provided the attic or loft does not contain heated or air conditioned floor space. The non-habitable accessory structure may not exceed the height of the primary structure.
- c. All non-habitable accessory structures must be located behind the rear wall of the primary residential structure that is furthest from the street or at least 75 feet from the front property line, whichever is the least restrictive.
- d. Non-habitable accessory structures shall be limited to a height of ten feet. The height of the accessory structure may be increased to a maximum height of twelve feet, provided that, for each additional one foot of height over ten feet, the accessory building is setback an additional two feet (2:1) from the rear and side setback requirements of the district applicable to the residential use.
- e. Temporary portable storage containers and dumpsters may be utilized for a maximum of 30 days unless associated with an unexpired building permit, which may be allowed up to 180 days or the duration of the building permit, whichever is less. One such container per building permit may be allowed per address for each year. These units must be placed only on a permanently paved driving or parking surface if in the front yard of a single family or two family home and may not encroach into the street right-of-way.

Attachment F
Guidelines for Water Retention Systems

1. Rainwater Recovery Systems may be installed with advance approval of the Eagle Ranch Architectural Control Committee (ERACC) subject to these guidelines.
2. All such Systems must be installed on land owned by the property owner. No portion of the System may encroach on adjacent properties or common areas.
3. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the System, such as tank, barrels, filter, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - a. Placement behind a solid fence, a structure or vegetation; or
 - b. By burying the tanks or barrels; or
 - c. By placing equipment in an outbuilding otherwise approved by the ERACC.
4. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - a. The barrel must not exceed 55 gallons; and
 - b. The barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
 - c. The barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - d. Any hose attached or beside the rain barrel in the least visible position when not in use.
5. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
6. Inlets, ports, vents and other opening must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices
 - a. Open top storage containers are not allowed, however, where space allows and where appropriate, ponds may be used for water storage.
7. Harvested water must be used and not allowed to become stagnant or a threat to health.
8. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from gutters. Any unused System in public view must be removed if they can be seen from any street or common area.

All other provisions contained in the Eagle Ranch Property Owners Association, Inc. Declarations of Covenant, Conditions and Restrictions or any other dedicatory instrument of the Association shall remain in full force and effect.