

Wolf Pen Creek Homeowners Association (WPCHOA)

STANDARDS IDENTIFIED BY THE BOARD*

* (As amended, approved and effected by the WPCHOA Board of Directors September 28, 2016)

From the Declaration of Covenants, Conditions and Restrictions (February 1999) Article IV, Section 2(c) reads: "It shall be the duty of each property owner to maintain front building surfaces, walls, fences, carports and other elements visible from the common areas to standards identified by the Board."

The Board of Directors hereby issues the following as "the standards" for maintenance, effective date September 28, 2016 and to remain in force until amended and published to all property owners. These amended 'Standards' will be filed at the Brazos County Courthouse to supersede previous 'Standards.'

Architectural Control Committee

Article V of the Declaration of Covenants, Conditions and Restrictions mandates the establishment of an Architectural Control Committee by the Board of Directors. The committee is obligated to review and approve or disapprove changes and alterations to existing buildings, fences, walls and other structures visible from common areas. The property owner must submit a written and signed proposal to the Board with a description of the project with illustrations as needed. The committee must act within 30 days of the receipt of a proposal or the proposal is deemed to be approved. The Architectural Control Committee is the Board of Directors acting as a committee of the whole.

The Architectural Control Committee may, at its discretion, advise individual property owners of 'the duty to maintain front building surfaces, walls, fences, carports and other elements visible from common areas,' by citing specific items needing attention.

Building Materials

Exterior building materials shall be compatible in appearance with the existing facades of wood and brick. Siding other than wood must be submitted to the Architectural Control Committee, and will be approved only if it maintains the existing scale, pattern and color common to the area. Siding substitutes such as (but not limited to) vinyl roofing liner, tarp(s) or other similar type surface coverage material shall be regarded as non-compliant. Any deviation from this standard installed without the review and approval of the Architectural Control Committee also shall be regarded as non-compliant, regardless of the date of installation.

Paint Colors

Painted exterior surfaces visible from common area shall be in shades within the brown range already in use on the Association's properties. Trim and garage doors shall be in harmonizing shades of brown colors. Proposed color deviations shall be submitted to the Architectural Control Committee for approval.

Driveways and Walkways

Repairs and replacements to driveways and walkways shall be the responsibility and made at the expense of the property owner and must be specified to match the existing exposed aggregate finish,

OR to match in color and tone where the owner does not wish to replicate the original exposed aggregate finish. Plans for any such work shall be submitted to the Architectural Control Committee for review and approval.

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Landscaping

Residents wishing to extend personal landscaping, including in-ground planting and potted plants, onto common ground must first apply to and obtain approval from the Board. The extent and nature of planting must be clearly described. The expense of maintaining such landscaping will be the responsibility of the homeowner. Lack of such maintenance may, at the discretion of the Board, result in the removal of the landscape materials and reversion to an easily maintainable condition.

Carports

Open carports visible from a public right of way (i.e. Wolf Run, Wolf Pen Court or Anderson) may be used to store only currently licensed motor vehicles (excluding RVs and travel trailers), boats (including jet skis), firewood, bicycles and cooking grills, and City or contractor issued trash containers; nor are they to be used for the storage or placement of bulk items including, but not limited to: appliances, automotive parts, coolers, storage bins, building materials, mattresses, furniture and landscape material. Open carports may not be used as living areas or for on-going vehicle repairs or as workshops. Consistent with municipal ordinances governing unlawful conduct related to health and safety and the open storage of commodities and materials in areas zoned as residential, the storage restrictions not allowed by this standard are extended to apply to all common ground areas, as well as driveways and front or rear entry way sidewalks visible from a public right-of-way.

City Trash Containers

The City of College Station makes weekly collection of garbage and trash placed in a green, city provided wheeled container. City Ordinance requires these to be placed by the curb no later than 8:00 a.m. on the day of collection, and to be brought back into car ports or garages, or away from the street, within 24 hours, preferably the same day. The lid of the city provided, wheeled container must be fully closed. It is important to point out that the automated collection vehicles will bypass and not pick up loose bags, overflowing garbage and trash containers or those with open lids. If, on the designated collection day, you have excess garbage or trash, please find a neighboring container with space, or haul it away yourself.

Trash and Recycling

A City of College Station contractor makes bi-weekly collection of selected recyclable materials that must be placed in the contractor provided, blue wheeled container. This container must be placed by the curb no later than 8:00 a.m. on the day of collection, and brought back into car ports, garages, or away from the street, within 24 hours, preferably the same day. The lid of the container must be fully closed. It is important to point out that the automated collection vehicles will bypass and not pick up loose bags, overflowing recyclable containers or those with open lids. If, on the designated collection day, you have excess recyclables, please find a neighboring container with space, or haul it away yourself. A spacing distance of 4 feet should be maintained between trash (green) and recyclable (blue) containers when placed together at curbside so as to provide required clearance for the mechanical collection process.

Yard waste furniture, household appliances, large cardboard boxes that will not fit into the recyclables wheeled container, and other large items that will not fit into the City trash container are collected weekly, currently on a day different from when the city trash containers are serviced. These materials should be placed within 3 feet of the curb at the front of the residence, NOT PLACED IN THE STREET, on the morning of pickup. Yard waste must be separated from bulk items as they are picked up separately.

Collection schedules may be viewed by going to the City of College Station Public Works Department 'Sanitation' web site or calling the city Public Works Department.

Rainwater Dispersal

Drainage from roofs and gutters must be retained on the homeowner's property before being drained to the street or to the Wolf Pen Creek, and not drained onto adjacent properties. Drainage onto community property must be mitigated so as not to cause erosion of community property or otherwise adversely affect community or adjacent properties.

Rainwater Storage

Rain barrels on common ground or in locations visible from public roads shall be located immediately adjacent to the property, no larger than 50 gallons in capacity, and of a neutral color. They must be covered with mosquito-proof screen.

Rules and Regulations Governing Common Areas

"The Board of Directors shall have power to adopt and publish rules and regulations governing the use of the common area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof." (By Laws)

Parking

Vehicles must be parked completely within the confines of the unit's driveway or car port. Parking along unpainted curbs is intended for visitors and not for regular overnight parking. Red painted curbs denote No Parking/Fire Lane areas. Yellow painted curbs denote No Parking/Tow Away areas, and yellow lines painted adjacent to carport areas accessible via a common drive are indicators that no parked vehicle is to extend beyond that point. Parking on the grass is not permitted at any time nor is the steering of a vehicle over or across any grass, lawn or landscaped area. Applicable City ordinances are strictly enforced.

Pets

City of College Station leash laws are in effect on all common ground areas and all public streets and sidewalks. Pet owners are required to clean up after their animals. Violators are subject to city issued citations and assessed fines. Pets are not allowed within the pool area.

Use of Common Areas Outside the Pool Area

The common areas within the boundaries of the Wolf Pen Creek Homeowners Association are intended only for passive enjoyment by residents and visitors to the neighborhood. As such, activities may not include use of sports equipment, no permanent or temporary structures may be erected, and fires and

fireworks of any kind are expressly prohibited.

Properties that back onto Common Areas and have a gate access are reminded that the gate, while intended primarily for emergency egress, may be used for access for the enjoyment of the common area. The common area may not be used for storage or as an extension of the property. Owners of such properties are also reminded that the appearance from the common area reflects on the neighborhood as a whole, and must have proper maintenance.

Use of Pool Area

Only homeowners, their immediate families, and their guests are allowed to use this facility. Guests must be accompanied by at least one homeowner or registered tenant. Homeowners' regular assessments (dues) must be current to maintain pool privileges.

The following rules for the use of the pool area are posted at the pool:

- All children under 12 must be accompanied by an adult.
- No animals are allowed within the fenced area.
- No glass containers are allowed within the fenced area.
- The gate is to be closed at all times.
- No running or pushing is permitted near the pool.
- Pool users must remove their trash.
- The Homeowners Association assumes no responsibility for lost or stolen items.
- Pool equipment may be maintained only by authorized personnel.
- Violations shall result in loss of pool privileges.

Signage, Including Political Signs

Signage is not permitted, except that "For Sale" or "For Rent" signs may be placed immediately outside the unit for sale or rent.

Political signs are allowed for the period one month prior to an election. They must be placed only outside the unit occupied by the individual supporting the candidate(s), and must be removed immediately after the election.

No sign shall exceed 3 square feet in area and no more than one sign per candidate (or, in the case of a presidential election, candidates) may be displayed at any one time at a single property.

Religious or Opinion Signage or Display unconnected with an election is not allowed, except for a religious display at the entry to a dwelling. Such display may not exceed 25 square inches.

I, Raul Castillo, Vice President of the Board of Directors of the Wolf Pen Creek Homeowners Association (WPCHOA), and on behalf of that Board, do hereby acknowledge and affirm the **Standards Identified by the Board** (Attachment A as hereto attached) to be those amended, approved and effected by the Board on September 28, 2016.

Signed on December 5, 2016.

Raul Castillo

Raul Castillo, Vice President
WPCHOA Board of Directors

STATE OF TEXAS

COUNTY OF BRAZOS

THIS DOCUMENT WAS ACKNOWLEDGED AND SIGNED before me on this 5 day of December, 2016 by Raul Castillo, evidenced to me to be Vice President of the Wolf Pen Creek Homeowners Association Board of Directors.

B. Ramirez
NOTARY PUBLIC, State of Texas

