

## **KELLIWOOD LINKS**

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### **1. SWIMMING POOLS/SPAS.**

Only in-ground pools will be allowed.

All applications for the construction of a swimming pool/spa must include a plot plan showing the proposed location of the pool/spa in relation to the property lines, building lines, existing structures and existing fences.

Pools and spas must be completely enclosed by a fence or barrier. If the wooden privacy fence is used for this purpose, it must be in conformance with the requirements of Section 6. Other fences must be at least four feet high with no openings, holes or gaps larger than four inches measured in any direction. Gates opening directly into the pool area must be equipped with self-closing and self-latching devices designed to keep, and capable of keeping such doors or gates securely closed at all times when not in actual use. Said latching devices shall be attached to the upper quarter of such gates or doors. The door of any dwelling occupied by human beings and forming any part of the enclosure herein above referred to need not be so equipped.

The application should include a timetable for construction.

During construction, the construction area must be barricaded and equipment and supplies are not permitted in the street.

Pool pumps and equipment can not be visible from the fronting street.

Pool pump and equipment rooms will be reviewed on an individual basis

### **1. 2. PATIO COVERS.**

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence.

No fiberglass and aluminum patio covers. All sunrooms, solariums, etc. will be reviewed on a case by case basis.

### **3. BIRDHOUSES.**

Birdhouses shall not be visible from the street in front of the lot.

Maximum dimensions for birdhouses shall be two feet in width, two feet in length and two feet in height.

No birdhouse shall be mounted on a pole exceeding sixteen feet in length.

The materials, color and construction of the birdhouse must be harmonious with the home and other improvements on the lot.

Only one birdhouse is permitted per lot.

#### **4. SOLAR PANELS**

No solar panels will be allowed.

#### **5. BASKETBALL GOALS**

No basketball goal shall be attached to any part of residence. Pole mounted and portable basketball goals are permitted with approval. Portable basketball goal must be kept on side of driveway and not on the driveway. Nothing may be placed on the basketball goal to weight it down.

The basketball goal backboard, net and post must be maintained in usable condition and kept in acceptable appearance.

Basketball goals not maintained, will be required to be removed.

Only one basketball goal per lot will be permitted.

#### **6. FENCES.**

Pickets. All fences situated parallel to the front lot line or parallel to a side street adjacent to a corner lot shall be constructed with the pickets on the outside so that no posts or rails are visible from the street in front of the lot or from the side street. Pickets must be made of treated wood, and six feet (6') high, with the exception of gates/fences connecting house and garage. Fence pickets will be maintained or replaced as needed.

Gates. All gates shall either be constructed of treated wood or wrought iron painted black.

No staining, varnishing or painting the treated wood pickets facing the street. All pickets may be treated with water sealer however.

Fences facing the golf course must be wrought iron painted black and maintained in attractive condition.

#### **7. PAINTED CONCRETE.**

No concrete on a lot which is visible from the street, whether a driveway, sidewalk, patio or other improvement, shall be painted or stained any color.

Concrete which is not visible from the street may be painted or stained only with the ACC's prior written approval.

No painting the structural bricks on home

#### **8. SCREEN DOORS/SOLAR SCREENS.**

Screen doors will not be allowed on the front of any home, or on any door visible from the street.

Solar screens should be of a color compatible with trim of home.

**9. STORM DOORS/WINDOWS.**

Storm doors/ windows will be acceptable, provided they are compatible with the color of the exterior of the house

**10. YARD DECORATIONS**

On the front lawns of any lots and on any portion of a lot visible from any street there shall be limited to two (2) decorative appurtenances, such as sculptures, birdbaths, birdhouses, fountain, benches or other decorative embellishments. The height limit is 4'. Holiday decorations of a temporary nature are exceptions, must be removed within four (4) weeks after the date of the holiday.

**11. BURGLAR BARS.**

Burglar bars must be on the inside of windows and match the color of the window pane decorator strips.

Burglar bars will be reviewed on a case by case basis.

**12. OUTDOOR CARPETING**

Outdoor carpeting can only be installed on back porch area, no walkways, etc. Earth tone colors only.

**13. SWING SETS/PLAY FORTS/PLAY HOUSES.**

Not to exceed 8 feet in height, with the deck height not to exceed 5 feet.

Must be made of weather proof wood, metal or aluminum. If the material is painted, the color needs to be approved.

Playhouses shall have roofs which are harmonious to the immediate neighborhood.

On golf course lots, play structures must not obstruct view of golf course from neighboring lots.

**14. AWNINGS.**

Awnings which are visible from the street in front of the lot shall not be permitted. Awnings on the rear portion of a lot must be one (1) color and harmonious with the color of the house. All awnings, including the color thereof, must be approved by the ACC.

**15. ANTENNAE.**

Satellite dish antennae shall not be permitted greater than 39".

Satellite dish less than 39" shall not be visible from the fronting street.

**16. MAILBOXES.**

Individual mailboxes will not be permitted in front of any lot.

Only U.S. postal approved and installed mailboxes are acceptable in the areas designated by the U.S. Postal Service.

**17. DRIVEWAYS.**

Driveways shall not be wider than two car widths in front of the building line.  
Driveways may be no wider behind the front building line than needed to provide adequate access to the garage door(s).  
Driveways shall not extend beyond or beside the front of the garage.  
Circular (or semicircular) driveways will not be permitted.  
The cracks between cement driveway sections shall be kept free of significant vegetation.

**18. LANDSCAPING.**

The front and side yards of each lot must be predominantly grass (approximately 75%).  
Landscaping must compliment the style and architecture of the home and conform to the scheme of the immediate neighborhood.  
Landscaping shall not interfere with the natural drainage of the lot or neighboring lots.  
Shrubbery required in front of all homes in conformance with the overall scheme of the neighborhood.  
No artificial flowers in the front lawns of any lots.

**19. OUTBUILDINGS/STORAGE SHEDS/GAZEBOS.**

An outbuilding is any structure which is not attached to the main house structure, except for detached garages. This includes, but is not limited to, all storage sheds, gazebos and spas.  
The standard, type, quality and color of the materials used in construction shall be harmonious with the standard, type, quality and color of the materials used in construction of the main residence on the lot. Shingles and paint utilized shall match that of the residence. Small prefabricated metal storage buildings may be approved, provided the colors are harmonious with the immediate neighborhood.  
Outbuildings shall not exceed eight feet (8') in height, with a maximum floor space of 10' x 12'.  
Outbuildings shall be maintained in good condition.  
All outbuildings must be within the enclosed, fenced back yard.  
Outbuildings shall not be placed within existing easements, unless the utility companies involved have granted their written consent to such encroachment, and a copy of said consent is provided to the ACC. In any case, outbuildings shall be placed such that they are not readily visible from the street in front of the lot or visible from Westheimer Parkway.  
Outbuildings shall not interfere with the natural drainage of the lot or neighboring lots.  
No outbuildings on lots that back up to the golf course.

**20. DECKS/PATIO/SIDEWALKS.**

Shall be constructed of materials which are harmonious with the main residence, and shall be maintained in good condition.

Shall not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment, and a copy of said consent is provided to the ACC.

Shall not be situated on the lot so that they interfere with the natural drainage of the lot or neighboring lots.

Shall not be higher than 18" above grade.

**21. EXTERIOR LIGHTING.**

Exterior lighting shall be white light and shall not be of an intensity which causes annoyance to neighboring homes. Under no circumstances shall vapor lighting be permitted.

Directional lights of flood lights must be aimed so as not to shine directly in the windows of neighboring homes.

Low voltage landscaping lights should receive ACC approval.

Yard lights may be gas or electric. If electric, the incandescent bulb may not exceed 100 watts, and must be of clear glass type. The maximum acceptable height is six feet (6'), and the pole must be black brown or white, depending on harmony with the existing residence, as determined by the ACC.

**23. EXTERIOR PAINT.**

A color sample or "paint chip" of the proposed exterior color of any new addition or improvement must be attached to each application submitted to the ACC.

Further, the existing exterior color of a house, garage or other improvement on a lot shall not be repainted any other color than the existing color without first submitting an application with a color sample or paint chip to the ACC and receiving a written approval

The ACC has established and shall maintain a chart depicting the acceptable colors and shades of colors for the exteriors of homes and other improvements on lots within the subdivision. Each color sample or paint chip shall be compared to the colors and shades of colors set forth on the color chart to assure that each approved color is harmonious with the color scheme established for the subdivision.

The doors of a garage on a lot shall always be harmonious with the color as the principal color of the residential dwelling.

**23. SIDING/GUTTERS.**

The standard, type and quality of the materials used in construction shall be harmonious with the standard, type and quality of the materials used in construction of the main residence on the lot.

Siding must be painted to match the existing siding of the residence on the lot. Any change in color from the existing ACC approved color of the residence must first be approved by the ACC.

Gutters must be the standard type and quality of the material used in the construction of the residence on the lot.

Gutters must be painted to match the existing color of the residence on the lot.

**24. ROOFING/SKY LIGHTS.**

A sample of the proposed shingle to be placed on any existing roof or any new improvement must be attached to each application submitted to the ACC.

Shingle type, quality and color must be harmonious with the color scheme established for the subdivision.

All composition shingles used on the roof of a home must have at least a 20 year manufacturer's warranty.

No sky lights or similar type of additions shall be permitted on the front of the roof ridge line and/or gable of a structure.

**25. WALL UNIT A/C.**

Wall Unit A/C will not be allowed.

**26. FLAGPOLES.**

Permanent and semi-permanent flag poles will not be allowed. Bracket mounted flags placed near the front entry of the house are permitted.

**27. WINDOW COVERINGS.**

Mirrored or silver reflective window coverings will not be allowed. All other will be reviewed on a case by case basis.

All curtains/drapes must have cream or white backing

**28. GARAGE APARTMENTS.**

Garages as built by the builder for the use of vehicles will not be accepted for the conversion to an apartment.

**29. CARPORTS.**

Carports will not be allowed.

**30. SOFT WATER/WATER FILTER SYSTEMS.**

Water systems such as soft water or treatment systems must be installed out of sight from the fronting street or screened by landscaping.

**NOTE: THE ACC GUIDELINES ARE SUBJECT TO CHANGE AND MODIFICATIONS AS THE NEEDS OF THE COMMUNITY CHANGE. SUCH MODIFICATIONS WILL BE ADOPTED BY A MAJORITY VOTE OF THE BOARD, AT A DULY CONSTITUTED MEETING OF THE BOARD.**

**LAST REVISED DATE - JANUARY 4, 2004**