

ARCHITECTURAL REQUIREMENTS, STANDARDS AND PROCEDURES

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3-1	Update	2.19.2026	LOP ARC	DRAFT Revision Completed
	BOD Review	3.24.2026	LOP ARC	Board Presentation of Draft
	Update	6.16.2026	LOP ARC	Board Suggested Revisions Completed
	BOD Review	9.16.2026	LOP ARC	Adopted & Approved by BOD

RP-2026-402891
10/05/2026 ER $309.00

ADDITIONAL DEDICATORY INSTRUMENT
for
LAKES OF PARKWAY HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

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 LAKES OF PARKWAY HOMEOWNERS ASSOCIATION, INC. 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, which are kept in the normal course of business by the custodian of records.

1. Architectural Requirements, Standards, and Procedures;

DATED this 2nd day of October, 2026.

LAKES OF PARKWAY HOMEOWNERS ASSOCIATION, INC.

Christopher J. Archambault, Attorney for
LAKES OF PARKWAY HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this 5 day of October, 2026, by the said Christopher J. Archambault, attorney for LAKES OF PARKWAY HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Notary Public, State of Texas

NICOLE LAUREN VOZZA
Notary Public, State of Texas
Comm. Expires 08-23-2028
Notary ID 135054189

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PURPOSE

This document (ARC Requirements) details the requirements associated with any modification, change or addition to property and structures (i.e., homes and grounds, including townhomes) owned by owners of property (Homeowner or Homeowners) in Lakes of Parkway (LOP). These requirements are authorized pursuant to Article XI of the Amended and Restated Declaration of Protective Covenants for Lakes of Parkway (Protective Covenants).

The LOP modifications committee and the new construction committee of the Association (collectively, the Architectural committee or ARC) of Lakes of Parkway Homeowners Association, Inc., a Texas non-profit corporation (HOA) has been appointed by the Board of Directors (BOD) to establish and oversee a review and approval process for such modifications, changes, or additions.

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SCOPE

The requirements contained in this document pertain to all Homeowner property and structures (homes and grounds, including townhomes) within LOP.

This includes changes to the exterior of your home, yard, or driveway (refer to Section 3 of this document for more specific information).

“Visible from the street”, or “street view”, is defined as the view from the curb to anywhere within the boundaries of the property and any portion of the property. Boundaries of the property include front view, side view and back view of the property. For properties located on a swale, lake or ditch, “visible from the street” includes the view from any publicly accessible area of the swale, lake-side walkways, or ditch.

The requirements contained herein supersede any previously recorded requirements on these topics.

If you have a question, please contact the property management company (PMC) for LOP.

DISCLAIMER

THE ARC MAY, IN CONNECTION WITH AN APPLICATION, REQUIRE THE HOMEOWNER TO SUBMIT PLANS, SPECIFICATIONS, ENGINEERING CALCULATIONS, CERTIFICATIONS, REPORTS, OR OTHER TECHNICAL INFORMATION REASONABLY NECESSARY TO EVALUATE THE PROPOSED IMPROVEMENT FOR COMPLIANCE WITH THE DECLARATION, ARC REQUIREMENTS, AND OTHER APPLICABLE ARCHITECTURAL AND AESTHETIC REQUIREMENTS. WHERE REQUIRED BY THE ARC, STRUCTURAL OR ENGINEERING DOCUMENTS SHALL BE PREPARED AND APPROPRIATELY SEALED OR CERTIFIED BY A PROFESSIONAL ENGINEER OR OTHER APPROPRIATELY LICENSED PROFESSIONAL.

THE SUBMISSION OF ENGINEERING OR OTHER TECHNICAL INFORMATION DOES NOT EXPAND THE SCOPE OF THE ARC'S AUTHORITY OR REQUIRE THE ARC TO INDEPENDENTLY REVIEW, VERIFY, OR CERTIFY THE ACCURACY, ADEQUACY, STRUCTURAL INTEGRITY, CODE COMPLIANCE, OR TECHNICAL SUFFICIENCY OF SUCH INFORMATION. THE ARC'S REVIEW AND APPROVAL SHALL REMAIN LIMITED TO THE MATTERS WITHIN ITS AUTHORITY UNDER THE DECLARATION AND APPLICABLE ARC REQUIREMENTS. NEITHER SUBMISSION NOR ACCEPTANCE OF ENGINEERING OR TECHNICAL INFORMATION, NOR APPROVAL OF AN APPLICATION, CONSTITUTES A REPRESENTATION OR CERTIFICATION BY THE ASSOCIATION OR ARC THAT THE PROPOSED IMPROVEMENT IS STRUCTURALLY SOUND, COMPLIES WITH APPLICABLE BUILDING CODES OR GOVERNMENTAL REQUIREMENTS, OR IS OTHERWISE TECHNICALLY ADEQUATE. THE HOMEOWNER REMAINS SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL APPROVALS AND PERMITS AND FOR ENSURING THAT THE DESIGN, ENGINEERING, CONSTRUCTION, AND COMPLETED IMPROVEMENT COMPLY WITH ALL APPLICABLE LAWS, CODES, REGULATIONS, AND PROFESSIONAL REQUIREMENTS.

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GENERAL REQUIREMENTS

The requirements contained herein pertain to all work (as identified in Section 3.1 below) conducted in LOP (home or grounds). Additional requirements specific to each type of work are listed in Appendix A.

1.1 When is an ARC Application Required?

Any of the following work on Homeowner property that is visible from the street or is an exterior modification to the property (i.e. backyard, roof, fence, pool) in LOP requires the submittal and approval of an ARC Application prior to the commencement of work.

This includes any external appearance change or replacement, including, but not limited to:

- The placement, erection, or installation of any exterior structure or foundation.
- Any change, alteration, repair, replacement, or other modification to an existing structure. This includes painting, even if same color is used.
- A major landscaping modification in the front, rear, or side yard.
- Any use of a dumpster (mobile waste container) or portable toilet for a project that does not require an ARC Application (e.g., interior home modifications).

If uncertain as to whether your project requires an ARC Application, please contact the LOP property management company (PMC).

Exterior work completed prior to approval of an ARC application is a violation of the LOP Protective Covenants and these Architectural Requirements. No construction may begin prior to the approval of the ARC Application. You may be required to remove the unauthorized work and subject to a fine by the PMC.

1.2 Fines / Unauthorized Work

Violations of these Architectural Requirements are subject to fines in accordance with the Third Amended and Restated Enforcement and Fining Policy for Violations of the LOP Governing Documents.

The BOD has the authority to issue a "cease and desist" order for any of the work noted in Section 3.1 of this document if commenced without an approved ARC Application.

The work may resume after an ARC Application has been submitted and approved. Homeowners are subject to the following fines:

- $200 for conducting any work without an approved ARC application.
- $50 per day for violation of construction hours noted in these Architectural Requirements.
- $200 per event for releasing paint waste or other wash-down into the LOP storm drains.

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- Architectural application deposits are forfeit if the application is not closed within 180 calendar days of completion of work. An application is closed by requesting an inspection from the ARC.

1.3 Emergency Repairs

ARC Applications are not required prior to conducting emergency repairs necessary to prevent further immediate property damage (e.g., roof repairs to stop further damage from a leak, gas piping repair when a gas leak has been discovered, water piping repair to stop a leak, etc.).

If the emergency repair involves work that meets the requirements in Section 3.1 of these Architectural Requirements, then an ARC Application must be submitted within seven (7) calendar days after the completion of the emergency work.

1.4 Application Regulations / City of Houston Permit Approvals

Homeowners and their Contractors are responsible for meeting all applicable Federal, State and Local building codes and regulations and for obtaining any required permits for the project.

The Houston Permit Center will not accept an application for a permit unless the project has been approved by the HOA; therefore, it is recommended that the Homeowner obtain ARC Application approval before submitting documents/drawings to the City of Houston (CoH).

1.5 Access via HOA or MUD 355 Property

Any work taking place on the Homeowner's property that requires the use of HOA common area property/easements or Harris County Municipal Utility District Number 355 (MUD 355) property easements to access the area for or during construction is subject to review and approval by the BOD or MUD 355.

1.6 Encroachment onto Adjacent Neighbors Property

A Homeowner must obtain permission from an adjacent Homeowner if the proposed work will encroach onto the adjacent Homeowners property. This is especially the case for houses on zero-lot line lots.

1.7 Damage Responsibility

A Homeowner is financially responsible for any damage to their neighbor's property, HOA property, or MUD 355 property that results from any work conducted on their property.

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The Homeowner must make or pay for repairs which are approved by and satisfactory to the party whose property was damaged.

1.8 Material Storage

All construction material (e.g., lumber, roofing material, etc.) must be stored on the Homeowner's property prior to the commencement of and during the work. Placement or storage of any material in LOP streets is expressly prohibited.

1.9 Waste Management and Disposal

The Homeowner is responsible for ensuring that the contractor properly disposes of all demolition and construction debris. Contractors may not leave construction debris in front of the house for pickup by the LOP trash disposal service.

Homeowners must ensure that contractors conduct daily visual sweeps of their yard, driveway, and street at the end of each day to clean up any miscellaneous construction materials (nails, screws, etc.) and other litter (e.g., paper, boxes, etc.).

Contractors are prohibited from dumping wastewater or debris (i.e., from paint, dirt, concrete) in the street.

1.10 Contractor Construction Hours

All exterior contractor construction work must be limited to the following hours:

- Monday through Saturday: 8 am to 6 pm.

No exterior work is allowed by contractors on Sundays or on the following Federally Recognized Holidays:

  - New Year's Day
  - Memorial Day
  - Independence Day
  - Labor Day
  - Thanksgiving Day
  - Christmas Day

- Violators of the above restrictions are subject to a fine of $500 per day for each violation day.

Certain work may continue beyond the above hours if necessary, such as:

- Roofing work when needed to cover the roof before it rains.
- Emergency repairs necessary to prevent further immediate property damage.

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ARC APPLICATION SUBMITAL PROCESS

The ARC Application packet is available on the LOP website at www.lakesofparkwayhoa.org under "Home Modifications Requests".

The homeowner is responsible for obtaining ARC Application approval before the commencement of any work within the scope of this document.

Renters, occupants, contractors, or other third parties must submit the ARC Application through the homeowner.

Homeowners must ensure that their contractors are aware of the ARC requirements contained in this document and their responsibility to adhere to them.

A complete ARC Application may take up to 45 calendar days for ARC review.

1. The homeowner must obtain an ARC Application and submit to PMC with deposit.
2. The ARC will review the application and approve, deny or request clarification.
3. The PMC will issue written confirmation when an application has been reviewed.
4. The homeowner must request an ARC inspection upon completion of a project to apply for return of deposit.

1.11 ARC Application Deposit

Deposits are required for all projects and must accompany the ARC Application. Deposits must be in the form of personal check, cashier's check or money order. Cash will not be accepted. Credit card payments are not accepted.

Application	Required Deposit
Swimming Pool Installation	$2,000
House, Room Addition or Foundation Repair	$2,000
Balcony Repair, Replacement, Modification or Addition	$2,000
ALL OTHER APPLICATIONS	$1,000

The Homeowner must notify the PMC upon completion of work and submit after photos of the completed work to request return of deposits. The ARC will conduct the inspection and, if no discrepancies from the application are found, the deposit will be returned.

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Architectural application deposits are forfeit if the application is not closed out within 180 calendar days or if an extension request has not been submitted and approved before that deadline.

1.12 ARC Application Submittal

All email correspondence must note the address of the home submitting the ARC Application in the subject line and the type of project. Contact information (phone number and email address) must be provided in the body of the email.

ARC APPLICATION REVIEW AND APPROVAL PROCESS

1.13 ARC Application Review

The ARC may take up to 45 calendar days from the date of receipt to review an ARC Application.

1.14 ARC Application Approval

Upon approval of an ARC Application, the Homeowner will be advised via email or USPS mail with an "approval / approval with stipulations" letter. At this point, the Homeowner is approved to proceed with the project provided all stipulations as noted in the letter are adhered to.

1.15 ARC Application Denial

An ARC Application may be denied by the ARC for the following reasons:

- Application is incomplete (i.e., if it does not contain the required documentation as noted in the Appendix to the specific project).
- Drawings or sketches are illegible.
- Handwriting is unreadable.
- Proposed design does not comply with the ARC requirements contained herein.
- If the architectural or the structural design doesn't comply with the currently approved LOP ARC requirements.

In the event an ARC Application is denied, the Homeowner will be notified by hand delivery, email, and/or certified mail. The notice must: (1) describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and (2) inform the Homeowner that the Homeowner may request a hearing with the BOD on or before the 30th day after the date the notice

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was hand delivered, emailed, and/or mailed to the Homeowner. To request a meeting with the Board of Directors, the Homeowner may contact the PMC.

The Homeowner may contact the PMC and to request a variance from the BOD. Only the BOD may grant a variance to an ARC Requirement.

ARC APPLICATION EXPIRATION

Each approved ARC Application expires 180 days after the date of the ARC Application approval letter. This timeline INCLUDES the time required to conduct the ARC inspection and approval of the final work to close out the application.

If commencement of work is imminent or work is still in progress at 180 calendar days, the homeowner must request an extension through the PMC. A maximum of two extensions are allowed; after that, a new application and new deposit must be submitted.

1.16 ARC Application Extension

The homeowner must submit a written request for an extension through the PMC at least thirty (30) calendar days prior to the expiration of the allotted 180 calendar days project completion period. The request must clearly state the reason for the extension and specify the additional time required to complete the project. Any requested extension must account for the time necessary for the Committee to conduct a final inspection.

Extensions may be granted based on reasonable and justifiable circumstances and are subject to the sole discretion of the Committee. If approved, the original deposit will carry over for the duration of the extension period. If the extension request is denied, the deposit may be subject to forfeiture in accordance with the terms of the application.

These requirements and conditions shall also apply to any subsequent extension requests, including a second extension.

ARC APPLICATION CLOSE OUT

It is the Homeowners' responsibility to notify the PMC when the work has been completed and is ready for inspection or re-inspection by completing the Homeowner section of the Inspection form and submitting to the PMC office via email or hard copy.

When the work is finished, the homeowner shall submit an inspection form as either hardcopy or to the PMC office or emailed to: LakePark@CiraMail.com.

The following is required for ARC Application Close Out:

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- Submittal of after photos of the completed work.
- Correction of any deficiencies as noted in any previous inspection.
- Photos of any CoH inspector-approved field tags (aka green tags) associated with the project or screen shots of all approved and final CoH permits from the online CoH e-Permit system.

Architectural application deposits are forfeit if the application is not closed out, which includes ARC inspection and approval of the completed work, within 180 calendar days, or if an extension request has not been submitted and approved before that deadline.

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Appendix A.1 – SWIMMING POOL INSTALLATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Drainage Plan	A drainage plan drawing showing the drainage plan around the pool area and side of house must be professionally prepared and submitted in PDF format. This drawing must show how the pool filter discharge line and pool deck drain lines are tied into the sewer or main drain. The drawing must show the location of the lawn drains, the tie-ins of the downspouts to the drain system, and the routing of the drain line.
☐ Deposit	$2,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Pool Deposit" Must be delivered to the PMC office.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Temporary fencing during installation	A continuous temporary perimeter fence must be maintained around the pool during construction.
Pool Equipment	Pool equipment must be screened from view from the street, adjacent lots, and the lake trails or other lake lots.
Variable Speed Pump	The homeowner is required by the HOA and CoH to install a low noise variable speed pump.

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ARC REQUIREMENTS - Cont.	
Noise Control	Large radius elbows must be installed on piping near the pool pump(s) to reduce noise due to water flow through the piping. Homeowners should consider soundproofing the pool equipment and piping to reduce noise. If neighbors complain of noise coming from the pool filtering and pumping system, the Homeowner will be required to soundproof the pool equipment and piping to reduce noise. Regardless of complaint, any noise reading at the property line in excess of 65dBA during the day (8 a.m. - 10 p.m.) or in excess of 58dBA at night (10:01 p.m. - 7:59 a.m.) will require additional soundproofing (City of Houston COO Chapter 30).
Pool Fence Gate(s)	The gates for the pool fence must be installed and maintained in accordance with the CoH requirements. The CoH and HOA require self-closing, self-latching gates in pool fences. LOP HOA will not close out the project if the gates are not accordance with the COH code requirements.
Pool Drainage	Pools with a cartridge filtering system may be drained directly to the street in accordance with COH requirements. Pools without a cartridge filtering system must be drained to the sanitary sewer system per CoH requirements.
Curb Cut-Out for Drainage Line	Cutting out the curb must be included in the ARC application drainage plan and must follow these requirements: • The cutout must be a straight saw-cut • The PVC drainpipe must taper and match the profile of the street curb • The PVC drainpipe which penetrates the curb must be at least schedule 40 pipe for strength purposes • The space between the outside of the PVC pipe and the curb concrete must be filled with concrete with a profile to match the existing curb profile.
Easements	The ARC will not approve a swimming pool installation when any section of the pool shell is within an easement area.
Water Runoff	Texas State Law prohibits the alteration of the natural flow of surface water such that it impacts an adjacent property, i.e., swimming pool addition must not result in water overflow onto adjacent property.

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Prohibited Pools	• Single piece in-ground fiberglass pools are not allowed in LOP. • Temporary or permanent above ground pools are NOT allowed in LOP. • This prohibition does not apply to occasional use of blow up or “kiddie” pools.

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Appendix A.2 – ROOF REPLACEMENT

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Roof Deposit" Must be delivered to the PMC office.
☐ Roof Material Specifications	Information regarding the roofing material must be included with the ARC application: 1. Type of material 2. Color 3. Manufacturer
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Partial Roof Replacement	Partial replacement is allowed provided the color of the new material visually matches the color of the existing roof.
Metal Roofs and Aluminum Roofs	Metal and aluminum roofs are prohibited on primary roof levels, except when they are coated and have the appearance of a Mediterranean style clay or slate roof. Metal roofs and aluminum roofs are allowed on lower-level roofs.
Anti-Fungal Requirement	Roof shingles must have anti-fungal capability. Homeowners must provide the specifications for their roof shingles to demonstrate that they have anti-fungal capability.
Rotten Soffit / Fascia Boards	• Any rotted material on soffit / fascia boards or eves must be replaced at the time of roof replacement with Hardi-plank or other non-wood equivalent material. • The new replacement soffit or fascia installation must closely match the existing house design.
ARC REQUIREMENTS - Cont.	

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Drip Edge or Edge Strip	For roofs with shingles, an aluminum drop edge or edge strip is required to support the edge of shingle to allow it to hang over the edge of the fascia board.
Painting of Roof Vents	All roof vents (e.g., ridge vents, plumbing vents, hood vents, wind turbines, etc.) must be painted to match the color of the roof shingles or tiles.
Roof Vents	All circular pipe roof vents must be vertical at the completion of the roof replacement. Any existing circular roof vents that were originally installed by the builder but were not installed vertically must be modified so that they are vertical and not leaning. Roof ridge vents are an acceptable alternative to wind turbines. Wind turbines must be removed and replaced by ridge vents, solar vents, aura vents or similar low-profile alternatives.
Solar Powered Roof Vents	Solar powered roof vents can be used to exhaust hot air from the attic air space; however, the installation must comply with the following: • The vent hood must be painted with a color that matches the color of the new roofing. • The solar panel width/length cannot be greater than the maximum diameter of the hood vent. • The solar panel must be secured to the vent hood such that it will withstand hurricane force winds.
Animal Intrusion Screens	Any screens that are installed to prevent animals from entering the attic must be painted the same color as the new roof material.
Lighting Arrestors	Lightning arrestors may be installed on chimneys or roof ridges only. The grounding cable for connecting and grounding the lightning arrestors must be secured along the roof ridges and valleys and may not be routed across an open roof area. The grounding cable must be routed down the side of the house in an area not visible from the street or Lake walkway.
Satellite Dishes	Any non-functioning satellite dishes, mounting brackets or cables must be removed from the roof at the time of roof replacement.

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Magnetic Sweeps	Magnetic sweeps must be used daily to check and remove nails, screws, and other construction debris from the surrounding area (e.g., driveway, yard, street, etc.).

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Appendix A.3 – DRIVEWAY MODIFICATION / REPLACEMENT

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Driveway Deposit" Must be delivered to the PMC office.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Driveway Sand Base	A minimum 2-inch thickness of sand must be installed over compacted natural subgrade material as a base for the concrete driveway slabs.
Concrete Strength	The concrete must have minimum 3,000-psi compressive strength at 30 days. The concrete must have rebar installed on 2-inch-high plastic rebar chairs.
Concrete Thickness	The replacement concrete must be a minimum of 4inches thick. At the transition from curb to driveway, the concrete should be a minimum of 5 inches thick. At the transition from the driveway to the garage, the minimum thickness should be 6 inches.
Driveway Dowelling	The driveway slab must be dowelled into the street slab on 24-inch centers and dowelled into the house grade beam on 24-inch centers. The dowels are to be drilled and glued into the street slab and house grade beam.
ARC REQUIREMENTS - Cont.	

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Expansion Joints	Expansion joints must be included in the driveway design. For new construction, treated wood can be installed as the expansion joint material. Expansion joint gap repairs must be filled in with an elastomeric product that will fill the gap and prevent water from entering the expansion joint.
Concrete Driveway Width Increase	Due to color and texture difference in old vs new concrete, the ARC will NOT approve a driveway width increase by simply adding strips on each side of the driveway. However, ARC approval to widen in this manner may be achieved if both surfaces are recoated so that the entire surface is consistent in color and texture for both the new and old sections. The new sections of the driveway must be structurally integrated into the existing concrete driveway by the proper installation of dowels at least every 12 inches and the installation of rebar.
Brick Paver Driveway Width	Due to color differences between old and new pavers, the ARC will NOT approve a simple add-on to increase driveway width. To gain approval, the old brick pavers must be removed, and a wider base created so that new brick pavers can be installed throughout the new driveway.
Driveway Taper to Curb	For a concrete driveway the flare, taper or curve must terminate 12 inches from the curb and continue in a straight perpendicular line to the curb. Then the edge of the driveway is straight and perpendicular until it reaches the curb.
Curbing	If curb repair or replacement is necessary, the forming of the new concrete must match the contours of the existing concrete curb dimensionally with the same edge radius. The new replacement curbing must have a "U" shape re-bar drilled and glued into the street slab to connect the new curb to the street pavement. Curbs are the property of LOP HOA. Any damages to the curb due to the work must be repaired by the Owner at the Owner's expense. Poor workmanship will be repaired by the HOA and charged back to the homeowners.
Concrete Residue	All concrete residues must be chipped away to restore the curb and street to its original condition.

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Appendix A.4 – HOUSE PAINTING

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "House Painting Deposit" Must be delivered to the PMC office.
☐ Paint Specifications	Paint specifications must be included in the ARC application. • Color name and code (i.e. Alabaster, SW 7008) • Paint manufacturer (i.e. Sherwin Williams) • Paint product line (i.e. Emerald, Loxon) • LRV of the paint (must be 50 or higher for base paint color)
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	To preserve neighborhood harmony and maintain cohesive community aesthetics, the following rules apply to all exterior house paint colors, including the primary body, trim, shutters, doors, and any other visible architectural features. General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document. Paint samples and manufacturer Light Reflective Value (LRV) data must be included with the submission.
Paint Waste / Wash Down	Disposal of paint / paint wash down into LOP storm drains is strictly prohibited. Failure of the homeowner or their contractor to observe this requirement may result in a $1,000 fine to the homeowner.
Color Tone Compatibility	Mixing cool and warm tones on the same home is not permitted.

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	All colors used on the body and trim of a house must be within the same temperature family according to color theory and the color wheel (e.g., all warm tones or all cool tones)
ARC REQUIREMENTS - Cont.	
Roof Color Coordination	Homes with Mediterranean-style clay or metal roofs that are beige, red or orange-toned must use warm-toned exterior paint colors only. Cool-toned colors (including blues or cool grays with blue undertones) are not permitted on these homes, as they conflict with the natural warmth of the roof tones.
Prohibited Color Families	The following colors are not allowed on either the body or trim of any home: • Red • Pink • Purple • Green • Violet • Dark Blue • Orange • Lime Green
Permitted Color Palette	The approved community color palette is available for reference in the PMC office in the LOP Clubhouse. The book is in the form of an Exterior Paint Book. Only neutral and pastel colors are allowed. Neutral colors include: beige, taupe, cream, ivory, white, light gray, and other subdued tones without strong color saturation.
Light Reflective Value (LRV)	Exterior paint colors must have a Light Reflective Value (LRV) of 50 or higher. Dark colors (LRV below 50) are not permitted due to their reduced light reflectivity and potential for uneven impact within the neighborhood.

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Color Quantity Limitations	Homes are limited to two main exterior colors: One for the body and one for the trim. A third accent color is permitted only for homes that have architectural features such as decorative beams, beam ends, corbels, or shutters. The accent color must be complementary to the main and trim colors and must follow all tone, palette, and LRV requirements.
ARC REQUIREMENTS - Cont.	
Paint Quality	Houses must be painted with a product line from the approved list available from the PMC office. Paint must be a high-quality paint that will help reduce or eliminate mold growth, mildew and powdering of the paint. Paint for house body and trim must be in satin finish. LOP HOA recommends Sherwin Williams high end paint such as Loxon which is engineered for concrete and masonry products such as stucco.
Paint Spray	Spraying of paint is prohibited on windy days (over 10 mph measured gusts or as locally reported). Overspray onto gutters, soffit, fascia, roof tiles or shingles must be corrected, or affected item replaced. Paint shall not be sprayed in areas where the houses are close together. The homeowner is responsible for correcting any overspray onto neighboring property such as glass windows, car exterior, etc.

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Appendix A.5 – WINDOW OR EXTERIOR DOOR REPLACEMENT

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Project Scope	Photos or drawings must be submitted with the ARC application to clearly identify the locations of the windows or screens to be installed.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Window Deposit" Must be delivered to the PMC office.
☐ Example Photo	A manufacturer's photo or image of the proposed new windows or screens must be included.
☐ Phased Installation Schedule	A phased approach may be undertaken; however, at a minimum, all windows / screens on a given side (face) of the house must be installed in one phase. The ARC application must include all phases and installation timelines rather than doing a separate ARC application for each phase. If windows / screens are installed in phases, all windows / screens must match throughout the entire house using the same manufacturer, window style, frame style, frame color and glaze tint. All phases of installation must be completed within one year (365 days) of the initial installation date.
☐ Specifications	Information on the manufacturer, style, dimensions, frame color, glass and screen tint, and energy sufficient rating must be provided.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.

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ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document. Windows on the exterior of a garage must also comply with this requirement. Garage door windows are not covered by this requirement but must simply complement the façade and other elements of the home.
Frame	• The frame color and style must be consistent throughout the house on all windows. • The dimensions, depth and thickness of window frames must remain consistent and match the selected window type. • Mixing old and new window frames, or installing windows with differing frame styles, colors profiles, or proportions on the same home is strictly prohibited. • All replacements must present a cohesive and uniform appearance when viewed from the street and neighboring properties. • The color and style of the exterior window frames must be specified in the ARC Application.
ARC REQUIREMENTS - Cont.	
Tint	All windows and screens throughout the house must have the same color tint. "Tint" refers to the natural color of the element of the window and does not necessarily mean added film on the glass or screen.
Screens and Security Screens	All screens / security screens must match throughout the entire house using the same manufacturer, style, frame color and tint. Screens / security screens, when visible from the street or lake, must be installed on the entire side (face) of the house. Screens / security screens may be installed on any single level of any given side of the house.
Stucco Repair	Any stucco or trim removed or damaged during window or screen installation must be replaced to match the original house texture and pattern.
Partial Replacement	If window or screen replacement is necessary due to damage or deterioration, the replacements must match the type, tint, frame, and trim color of the existing.

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Appendix A.6 – FRONT DOOR OR GARAGE DOOR REPLACEMENT

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Door Deposit" Must be delivered to the PMC office
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
☐ New Door Example	A manufacturer's photo or image of the proposed door or garage door must be included.
☐ Specifications	Information on the manufacturer, style, dimensions, frame color, glass and screen tint, and energy sufficient rating must be provided. All exterior doors, other than the front door, must be painted the same color as the base or trim color of the house.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Architectural Style	The proposed doors and/or garage door must architecturally match with the remainder of the house and blend in with the architectural style of the LOP community.
Glass Garage Door	Clear glass on garage doors is prohibited; frosted / opaque privacy glass on garage doors is acceptable.

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Appendix A.7 – FRONT ENTRANCE MODIFICATIONS

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Entrance Deposit" Must be delivered to the PMC office
☐ Drawings or Sketches	A drawing(s) or artist rendering of the proposed front entrance design must be included.
☐ Material, Colors and Textures	Information on the material proposed for use and the associated colors and textures must be submitted.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Architectural Style	The proposed front entrance design must architecturally match with the remainder of the house and blend in with the architectural style of the LOP community.

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Appendix A.8 – HOUSE OR ROOM ADDITION / FOUNDATION REPAIR

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Deposit	$2,000 deposit Payable: "Lakes of Parkway HOA" Memo: "House/Room Addition Deposit" or "Foundation Repair Deposit" Must be delivered to the PMC office.
☐ House Drawings	For house or room additions, structural drawings of the house which include elevation and plan views showing the new addition must be included. If the proposed modification or addition has a roof, include an elevation drawing showing how the structure will look from a side and rear view. • The roof on the addition must match the style and slope of the existing house. • A roof design for an addition with a “gable end” is not permitted. The new roof must be a hip roof.
☐ Foundation Plan Drawing	• A detailed structural foundation drawing of the existing house foundation and for the addition/repair must be included. This drawing(s) must include the slab, grade beams, and piers beneath the grade beam. • For additions, the new addition must be structurally dowelled into the existing foundation. The dowel installation plan must be shown in detail on the foundation drawing(s).
☐ Sealed Drawings	All drawings and specifications must be prepared and sealed (stamped/signed) by a licensed professional engineer, architect and/or other state-licensed professional.

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☐ Drainage Plan	• For a house or room addition, a drainage plan showing the new gutters and downspouts and their connection to a buried drain line must be included. • The drain line must flow to the street.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document. A CoH permit is required. For homes with lot size greater than 15,000 square feet, the COH will require a detention plan. Owners of these large lots will need to prove to the COH that storm water detention in the front yard is not required given that LOP has detention lakes.
Temporary Fencing During Installation	• If the Homeowner or the neighbor has a pool, a continuous temporary perimeter fence must be maintained around the pool during construction. • A wire and/or rope must be strung taunt from temporary fence post to fence post along the length of the fence and maintained for the duration of the project. The top section of the temporary fence must be tie-wrapped to the horizontal wire or rope for additional support. • For Homeowners with pools, the Homeowner must ensure that any access gates to the pool area are always securely closed after construction hours (i.e., nights, weekends, and holidays).
Foundation for Addition	• The slab of the addition must be supported by grade beam(s) and pier(s) beneath the grade beam(s) even if the house utilizes a post tension slab design. The grade beam and piers must match the dimensions of the primary foundation (i.e., the piers must be installed at a minimum to the same depth as the existing house piers).

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	• Some houses in Lakes of Parkway were constructed utilizing a post tension slab design. In this case, the grade beam(s) and pier(s) for the addition should utilize the pier depth of adjacent houses if that information is available and documented. Pier depths may vary from 8 to 12 feet depending on the precise location of the home within Lakes of Parkway.
ARC REQUIREMENTS - Cont.	
Foundation for Addition Continued...	Piers are required due to the gumbo type soil present within Lakes of Parkway in the top four feet of depth. Many lots had fill dirt from lake construction added to provide slope for drainage control on the lot. The piers for the addition must be deep enough to avoid the fill and gumbo type of soil to have adequate bearing support.
Stucco Homes	The new addition stucco must match the texture and details of the existing house stucco. The stucco trim around the windows and doors of the new addition must match the trim style and design of the existing house.
Roof Tiles or Shingles	Roofs for the new addition must match the existing roof material, style, and pattern of the roof on the existing house. For tile roofs, power washing the existing roof before trying to match the color may be necessary to properly match the color.
Roof Slope	New addition roof slopes must be designed and constructed at the same slope as the existing roof slope. A flat roof is not allowed in LOP, except for a balcony roof.
Water Runoff	Texas State Law prohibits the alteration of the natural flow of surface water such that it impacts adjacent property (i.e., addition must not result in water overflow onto adjacent property).
Window Requirements	Windows / screens for the new addition must match the existing house using the same or similar manufacturer, style, frame color and tint.
Walkway Plan	For any proposed walkways added because of the room addition, a plan drawing must be submitted to indicate their location.
View of Lake / Green Areas	The house addition or room must not block a neighbor's view of the lake or green areas.

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New Flood Lights	Any newly installed exterior flood lights must be installed such that the light does not shine into the neighbors' property.

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Appendix A.9 – BALCONY REPAIR / REPLACEMENT / MODIFICATION / ADDITION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Foundation Drawing	A foundation drawing showing the piers and column pad for supporting the balcony columns must be submitted. The foundation drawing must be sealed by a professional engineer.
☐ Drawings or Documents	Drawings / documents clearly illustrating and/or describing the proposed balcony scope of work must be submitted.
☐ Sealed Drawings	All drawings and specifications must be prepared and sealed (stamped/signed) by a licensed professional engineer, architect and/or other state-licensed professional.
☐ Deposit	$2,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Balcony Deposit" Must be delivered to the PMC office.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Concrete Pier Underneath Balcony Column Pad	• A concrete pier is required under each balcony column pad for new balconies and for balcony repair work. • Each newly installed pier must be installed at the same depth or deeper as the existing piers for the house.

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ARC REQUIREMENTS - Cont.	
Structural Steel Columns	If the balcony is not supported by steel columns, then the Homeowner must install structural steel columns (pipe, tubing, or other shapes) within the wood framed stucco columns. The columns must be bolted to the concrete pads. In addition, the support beams must be bolted or screwed to the steel columns.
Flood Lights	Any newly installed exterior flood lights must be installed such that the light does NOT shine into the neighbors' property.
Power Conduits	All exterior electrical conduits for power must be buried or hidden from sight. They are prohibited from being attached externally to the stucco or brick exterior wall.

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Appendix A.10 – EXTERIOR ELECTRICAL MODIFICATIONS

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Electrical Deposit" Must be delivered to the PMC office
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Description	A description of the proposed modifications (e.g., lights, conduits for power, etc.) must be submitted with the ARC application.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Conduits for Power	• All exterior electrical conduits for power must be buried or hidden from sight! They are prohibited from being attached externally to the stucco or brick exterior wall, unless they are close to the foundation level and not visible from the street or adjacent homeowners' property. • Although externally attached conduit and electrical lines may be approved by the CoH, they are prohibited by the HOA except as noted above. • All exterior electrical panels, conduits, and supporting brackets or clamps must be painted to match the house color.
Flood Lights	Any newly installed exterior flood lights must be installed such that the light does not shine into the neighbors' property.

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Appendix A.11 – SOLAR ENERGY DEVICE MODIFICATION / INSTALLATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Specifications	Specifications (e.g., a photo or pdf of the manufacturer brochure) of the Solar Energy Device to be installed must be included.
☐ Roof Framing Plan	The location of the solar energy panels overlaid on the house's roof framing plan must be included with the ARC application.
☐ Anchoring	Details of the panel mounting to the roof or anchoring to the ground must be provided. Confirmation from the supplier or installer that the solar energy device will remain secured to the roof or ground during hurricane force winds must be included in the ARC application.
☐ Colors	The color of the mounting brackets or other components must be included with the ARC application and should match as closely as possible with the color of the roof.
☐ Deposit	$1,000 deposit Payable: “Lakes of Parkway HOA” Memo: “Solar Deposit” Must be delivered to the PMC office.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.

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ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
ARC REQUIREMENTS - Cont.	
HOA Property / Townhomes	The Solar Energy Device and associated equipment (e.g., frame, brackets, support structure, piping, wiring, etc.) must: • Not be constructed on any property owned or maintained by the HOA. • Solar Energy Devices may not be installed on Townhome roofs or exterior walls.
Roof Cleaning	• Tile Roofs: existing roof must be water blasted clean or chemically treated to clean prior to installation of solar panels. • Composite Roofs: All mold/mildew must be chemically removed prior to solar panel installation.
Location of Roof-Mounted Solar Energy Devices	The Solar Energy Device and any related equipment shall be placed in the least visible location where an acceptable level of annual energy production is still possible. Roof-Mounted device shall: • Not extend above the roofline of the house or other structure upon which the device is located. • Conform to the slope of the roof and have a top edge that is parallel to the roofline. • Not be installed on the front street-facing side of the roofline.
Non-Roof mounted Solar Energy Devices	The Solar Energy Device and associated equipment (e.g., mast, frame, brackets, support structure, piping, wiring, etc.) must: • Not extend above the height of the fence line. • Not be placed on property owned or maintained by the HOA (e.g. on the exterior of a townhome) • Be located to the rear half (1/2) of the lot. • Not be visible from the street.
ARC REQUIREMENTS - Cont.	

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Contractor Signs / Advertising	Contractor or installer advertising slogans, signs or illustrations on the Solar Energy Device and associated equipment are prohibited. The inclusion of an unobtrusive Manufacturer logo or illustration on the Solar Energy Device and its associated equipment is acceptable.

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Appendix A.12 – WOOD FENCE REPLACEMENT / INSTALLATION / MODIFICATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Wood Fence Deposit" Must be delivered to the PMC office.
☐ New Fence Design	An example photo or sketch of the new fence design with dimensions must be included.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document. Gates are considered a part of the fence as defined in this requirement. All parts of the fence must be installed level horizontally, not sloped to the grade. When visible from the street, fence pickets shall face the street view in order to block the view of the framing. Also, the fence must have a cap board, side trim and a 12” rot board. The alternating panel design (i.e., “good neighbor” style) is prohibited when visible from the street. Wood fences are prohibited on lake lots. Wood fences are prohibited forward of the forward-most portion of the house.
ARC REQUIREMENTS - Cont.	

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Visible from the Street	• "Visible from the street", or "street view", is defined as the view from the curb to anywhere within the boundaries of the property and any portion of the property. Boundaries of the property include front view, side view and back view of the property. For properties located on a swale, lake or ditch, "visible from the street" includes the view from any publicly accessible area of the swale, lake-side walkways, or ditch. • Wood fences that can be seen from the curb through a metal gate or wrought iron fence are considered visible from the street and must meet the appropriate design requirements.
Shared Fences on Property Line	The Homeowner must: • Advise the affected neighbor(s) of the replacement. • Address and resolve any differences prior to application. • If neighbors cannot agree, the applicant may have a survey performed to establish the property line location and place the fence entirely on the applicant's property. • When a dispute arises concerning the location of the fence, the owners must use the official property survey drawing along with location of the property pins as definitive reference point. If the pins can't be located, then the Owner must contract a survey company to identify the location of the pins and to update the survey drawing if necessary.
Temporary Fencing During Installation	If the Homeowner or the neighbor has a pool, a continuous temporary perimeter fence must be maintained around the pool during construction.
Hardware	Screws, nails and all fence and gate hardware must be non-corrosive to avoid rusting and staining of the wood.
Fence Stain	The LOP HOA standard wood stain color used on HOA property is: • Sherwin Williams WoodScapes Solid Exterior Stain • Color Name: Pepperidge • Color Code: SW 3017 Wood fences that are visible from the street must be stained with a product from the approved list available from the LOP management office. Painting of wood fences is prohibited.

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Fence Height	• The total height of a wood fence must not exceed eight (8) ft. • The height of adjacent sections of fence that are visible from the street must be the same if a homeowner has mixed metal / wood / masonry fencing. • The height of fences (including gates) visible from the street must also be the same for adjacent homeowners.
ARC REQUIREMENTS - Cont.	

Fence Posts	• Fence posts must be either 4"x4" treated wood, galvanized metal, or exterior grade engineered wood.
	• Maximum spacing between fence posts is seven (7) feet.
	• All fence posts must be installed in concrete to enable the fence to withstand hurricane force winds. The posts must be embedded in concrete as follows:
	  • Minimum 24 inches for six (6) foot posts.
	  • Minimum 32 inches for seven (7) foot posts.
	  • Minimum 36 inches for eight (8) foot posts.
	  • The concrete must be premixed before being poured into the post hole.

Fence Boards	Wood pickets must be cedar grade #2 or better.
Cedar Capping Boards	• Capping boards are required on all new fence installations when visible from the street. • Capping boards must be a minimum 2x6 cedar board and secured in a manner to prevent warping.
Cedar Side Trim	A cedar side trim piece is required to be installed under the top capping board where a top capping board is required. This is generally a 1.5" horizontal trim that covers the dog ears of the fence pickets.
Rot (Base) Board	• A ground-contact treated wood horizontal rot board or base board is required on all parts of the fence and gates. • A 12" rot board is required when visible from the street. • A 6" rot board may be utilized in areas not visible from the street.

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Drainage Easements	• All wood fences that are to be constructed along and adjacent to existing LOP HOA drainage easements - storm sewers and swales - shall be considered as "visible from the street" and must be configured to meet those requirements. • The fence pickets shall face the drainage easement in order to block the view of the framing. Also, the fence must have a cap board, side trim and a rot board. • Additionally, any wood fence to be located along and adjacent to a drainage easement shall match the design of the adjacent, approved existing fence, if any, in order to maintain a uniform look.
ARC REQUIREMENTS - Cont.	
Drainage Easements Continued...	Wood fences located along and adjacent to a drainage easement shall be stained with a matching-colored stain to the LOP HOA standard: • Sherwin Williams WoodScapes Solid Exterior Stain • Color Name: Pepperidge • Color Code: SW 3017

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Appendix A.13 – METAL FENCE REPAIR / REPLACEMENT / INSTALLATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Metal Fence Deposit" Must be delivered to the PMC office.
☐ Fence Design	A photo or sketch of the fence design must be included with the ARC application.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document. Gates are considered a part of the fence as defined in this requirement. All parts of the fence must be installed level horizontally, not sloped to the grade. Vinyl, wire, and chain link fences are prohibited. Metal fences are prohibited forward of the forward most portion of the house. Only black metal fences are allowed on lake lots. Vertical members must be true vertical, i.e., vertical members off vertical are prohibited. A fence inside of a fence is prohibited when visible from the walking paths or from the street unless specifically approved by the ARC.
ARC REQUIREMENTS - Cont.	

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Metal Fence Deterioration	Metal fences must be properly maintained. Metal fences that show severe signs of aging, rusting, and/or deterioration must be refurbished or replaced in accordance with the requirements contained herein.
Shared Fences on Property Line	The Homeowner must: • Advise the affected neighbor(s) of the replacement. • Address and resolve any differences prior to application. If neighbors cannot agree, the applicant may have a survey performed to establish the property line location and place the fence entirely on the applicant's property.
Temporary Fencing During Installation	If the Homeowner or the neighbor has a pool, a continuous temporary perimeter fence must be maintained around the pool during construction.
Material	• Steel or aluminum are the only acceptable materials for metal fences. • Steel material can be galvanized for additional protection. However, it must be painted black to match the existing metal fence color. • Metal fences at LOP houses that adjoin a lake may not be replaced with a wooden fence.
Metal Fence Posts	• Fence posts must be three (3) by three (3) inch square metal tubing with an above average thickness to increase the life span. • All fence posts must be installed in concrete. The posts must be embedded at least 18" in concrete below ground level. • Metal fence posts must be spaced no more than seven (7) feet, nine (9) inches apart.
Metal Fence Height	• Overall fence height above ground level must be at least four (4) feet but must not exceed eight (8) feet. • Lakes lots - maximum fence height for backyard perimeter fences on lake lots is four (4) feet. • The height of adjacent sections of fence that are visible from the street must be the same if a homeowner has mixed metal / wood / masonry fencing.

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	• The height of fences (including gates) visible from the street must also be the same for adjacent homeowners.
ARC REQUIREMENTS - Cont.	
Painting	All metal fences must be primed and finished with a final coat of black color paint.
Fence Height and Ground Clearance – Homes with Swimming Pool	Metal fences in yards with a swimming pool must comply with most current Section 305 of the International Swimming Pool and Spa Requirements (ISPSC) – Barrier Requirements. Specifically: • The top of the fence barrier must not be less than 48 inches in height around the entire barrier perimeter. • Vertical clearance between the grand and bottom barrier must not exceed two (2) inches. • Vertical clearance above a solid surface, such as concrete, must not exceed four (4) inches. • Openings in the barrier must not allow passage of a four (4) inch sphere.
Ground Clearance – No Swimming Pool	For metal fences in yards without a swimming pool: • The bottom rail must be no more than four (4) inches above the ground level at any point.
Horizontal Rails near Ground Level	The installation of additional horizontal rails installed near ground level to close the gaps between the ground and the bottom rail of the fence are prohibited whether the home has a swimming pool or not.
Fence Design on Sloped Lots	For sloped lots, the fence design can be either: • The top cord of the fence is level. However, the bottom barrier of the fence must comply with the requirements listed above for the barrier. The design approach results in non-standard panel heights. • The top cord is stair stepped by using standardized panel heights so that either a two (2) inch or four (4) inch gap above the ground or concrete is maintained.

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Appendix A.14 – MASONRY / BRICK FENCE INSTALLATION / REPLACEMENT

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Masonry Fence Deposit" Must be delivered to the PMC office.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Shared Fences on Property Line	The Homeowner must: • Advise the affected neighbor(s) of the replacement. • Address and resolve any differences prior to application. If neighbors cannot agree, the applicant may have a survey performed to establish the property line location and place the fence entirely on the applicant's property.
Security during Installation	The Homeowner is responsible for maintaining continuous fencing security of their property during fence replacement. The Homeowner or a neighbor may have a pool, and to prevent accidental drowning, continuous security must be maintained.
Design	The fence / wall and foundation must be designed under the direction of a licensed Professional Engineer. Plan documents must be sealed and signed by a licensed Professional Engineer.
ARC REQUIREMENTS - Cont.	
Fence Height	• Maximum fence height when forward of the forward most portion of the house is six (6) feet.

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	• Maximum fence height when not forward of the forward most portion of the house is eight (8) feet. • The height of adjacent sections of fence that are visible from the street must be the same if a homeowner has mixed metal / wood / masonry fencing. • The height of fences (including gates) visible from the street must also be the same for adjacent homeowners.
Foundation	• Column piers must be utilized and must be as deep as the existing piers for the associated house. • The fence must have a grade beam that spans the piers. The grade beam must be below ground level. • The foundation and fence design must be drafted on paper in accordance with the COH code requirements. • The drawing must be stamped by a currently registered Professional Engineer for the State of Texas. • The engineer must reference the LOP soils reports for the foundation design or have the Property Owner contract for a soil boring and report.
Columns and Wall	• The fence columns must be placed directly above the piers and contain rebar. • The rebar must extend down into the pier core and up into the block column. • The wall and columns must be designed to withstand a minimum of 110 mph winds.
Architectural Cap	The masonry fence must have an architectural cap. The cap may extend one to two inches beyond the width of the wall with stucco. The ARC will review the cap design.
Masonry Finish and Painting	• Both sides of a stucco fence must have a finish that matches the texture and style of the associated house stucco. • The stucco must be thick enough to hide any mortar patterns or outline of the concrete blocks. • The stucco sand grain size must match the grain size of the associated house stucco. • All stucco fences and trim must be painted to match the base and trim colors of the associated house. • Brick fences must match the brick of the associated house.

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Appendix A.15 – PERGOLA / PATIO COVER / GAZEBO INSTALLATION / MODIFICATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Drawings	Patio Covers attached to the House or free standing - A foundation drawing with anchoring, pier and pier column details must be included. All drawings and specifications must be prepared and sealed (stamped/signed) by a licensed professional engineer, architect and/or other state-licensed professional. Freestanding Pergola or Gazebo – Drawings indicating the bracing, anchoring and foundation support must be included with the ARC Application.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Pergola or Patio Cover or Gazebo Deposit" Must be delivered to the PMC office.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document. • Grade Beams are required around slab edges. • Any slab must be at least four (4) inches thick. • The patio cover, pergola or gazebo must be colored, stained or painted to match the style and color of the house. • The structure must be designed to withstand hurricane force winds.

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	• Horizontal structural members must be adequately designed to prevent deflection.
PATIO COVERS - ATTACHED TO THE HOUSE or FREESTANDING	
Foundation, Piers	• Piers with bell bottoms are required. No exceptions. • The pier design depth must be based upon soil boring report or existing house pier design. • The foundation drawings must be stamped by a Professional Engineer currently registered in the State of Texas.
Roof	• For houses with a Mediterranean style roof, the roof of the patio cover must match the house style and color. • For houses with shingle roofs, the shingles of the patio cover must match the house style and color.
Finish	• The finish look of a patio cover must complement the style and color of the house. • Unfinished patio covers shall be painted to match the house style and color.
Columns	Columns must be steel pipe or square tubing and bolted to the top of the pier.
Structural Beams / Shade Beams	• Horizontal structural members must be adequately designed to prevent or minimize deflection so that it is not visible. • Knee bracing is not required, if column end is embedded in concrete foundation. • Knee bracing is required if column to foundation is a “pin connection” design.
FREESTANDING PERGOLA OR GAZEBO	
Foundation Piers and Anchors	• Partial piers are required if column is embedded in concrete. • The pergola or gazebo columns must be anchored to a concrete slab such that the structure will not be blown away in hurricane force winds. • The pergola must be installed level and not sloping in either direction.
Roof	Any roof covering must complement the house style and color.
Finish	• The finish look of a pergola or gazebo must complement the style and color of the house.

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	• Unfinished pergola or gazebos shall be painted to match the house style and color.
FREESTANDING PERGOLA OR GAZEBO	
Columns	Columns must be braced to prevent racking or swaying structure.
Structural Beams / Shade Beams	• Horizontal structural members must be adequately designed to prevent deflection. • Knee bracing is not required, if column end is embedded in concrete foundation. • Knee bracing is required if column to foundation is a “pin connection” design.

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Appendix A.16 – SHUTTERS / AWNINGS REPLACEMENT / INSTALLATION / MODIFICATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Shutter/Awning Deposit" Must be delivered to the PMC office
☐ Lot Survey / Plot Plan	A lot survey or plot plan showing the proposed location of the work relative to any easements and building lines must be included.
☐ Specifications	Installation and operation specifications on awning or shutter style, color, and wind rating must be submitted.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
Hurricane Shutters	Hurricane shutters are prohibited. In lieu of hurricane shutters, the house windows can be replaced with hurricane rated windows.
Decorative Shutters	The ARC must approve the style and color of any new decorative shutters in addition to the paint color of any repainted or modified decorative shutters.
Vertical Roll- up Metal Shutters	Vertical roll-up shutters that are mounted between balcony columns are permitted if: • The factory color matches closely to the house paint color. • A track system is used to provide support to the metal shutters for high wind speed forces.
Retractable Cloth / Fabric Awnings	Retractable cloth / fabric awning requirements: • The primary purpose is to provide sunshade for limited time periods.

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	• A wind sensor must be installed to automatically retract the awning when the wind speed exceeds 10 mph or the manufacturer's recommendations.
ARC REQUIREMENTS - Cont.	
Retractable Cloth / Fabric Awnings Continued...	• The awning is normally closed and retracted beneath the roof eaves. The awning is open only when the residents desire shade, i.e., the awning cannot be left open continuously. • The electric power cables must be hidden, i.e., they must not be installed in conduit mounted to the exterior of the house. The power cable must be provided through the attic.

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Appendix A.17 – LANDSCAPING MODIFICATIONS

DEFINITION	
Definition	Landscaping Modifications includes any addition or removal of water features, yard ornaments, statues, rocks, or artificial turf in the front, back or side yard. Landscaping Modifications also cover any major change to the overall look and style of landscaping plants that are visible from the street. (See Appendix A.18 for Tree Modifications)
REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Landscaping Deposit" Must be delivered to the PMC office.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Design	A drawing, sketch or photo of the design must be provided. Photos or screenshots showing the style and color of landscaping and hardscaping materials or ornaments that will be used must be provided (i.e. pavers, stones, yard ornaments, artificial turf, etc.). Yard lights may be installed to highlight the ornament / feature at night but must not shine into the neighbor's yard; a lighting plan must be submitted.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.

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ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document. • Only one (1) yard ornament, statue, or water feature is allowed in the front yard and/or side yard(s). • Planting bamboo in Lakes of Parkway is prohibited.
Water Runoff	Texas State Law prohibits the alteration of the natural flow of surface water such that it impacts an adjacent property, i.e., landscaping modifications must not result in water overflow onto adjacent property.
Artificial Turf	The use of artificial turf is prohibited.

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Appendix A.18 – TREE OR PALM REMOVAL / REPLACEMENT / ADDITION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Tree Deposit" Must be delivered to the PMC office
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Specifications	Specify the type of tree or palm to be planted, if applicable.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Easements	Planting of trees and / or palms on easements is prohibited if "811" call confirms there are cables in the easement.
Tree Stumps and Surface Roots	• Tree stumps must be ground to six (6) inches below grade. • After grinding, the surface must be leveled to the surrounding elevation. • Surface roots must be removed to level the surrounding area. • Within one week of tree removal, the area must be restored with the same type of grass as grown in the yard.
Disposal of Tree Trunk and Associated Branches	• It is the responsibility of the Homeowner to ensure proper disposal of the trunk and associated branches.

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	• Tree removal debris may NOT be left at the curb for heavy trash pickup. • Use of HOA trash disposal system is prohibited for disposal of tree trunks and associated branches when a tree is taken down.

ARC REQUIREMENTS - Cont.	
Tree Selection	Trees should be selected that are expected to withstand the extremes of climate, soil conditions and winds experienced in USDA Hardiness / Growing Zone 9b.
Prohibited Trees	Cottonwood, Bradford Pear, Mimosa, Mulberry, Chinese Tallow, Norway Maple, Eucalyptus, Quaking Aspen, Weeping Willow, Linden (Tillia), Lombardy Poplar, Sweetgum, Russian Olive, Black Walnut, White Pine, Ash, Leyland Cypress, Honey Locust, and Italian Cypress. Planting bamboo in Lakes of Parkway is prohibited.
Common Areas	Planting of trees, palms, shrubs, etc. by a Homeowner in HOA common areas is prohibited.

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Appendix A.19 – OUTDOOR KITCHEN INSTALLATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Outdoor Kitchen Deposit" Must be delivered to the PMC office.
☐ Design and Layout	Drawings illustrating the layout of the outdoor kitchen must be included. A drawing must be prepared and included clearly showing how all kitchen drains are tied into the house / lot sanitary sewer line on the exterior side of the house. Lighting may be installed for the outdoor kitchen but must not shine into a neighbor's yard or window; a lighting plan must be provided.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.

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Appendix A.20 – OUTDOOR BASKETBALL GOAL INSTALLATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Basketball Goal Deposit" Must be delivered to the PMC office.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted. Photos of any adjacent property that is within ten feet (10') of the proposed location of the basketball goal must also be included.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
ARC REQUIREMENTS - Cont.	
Placement of Basketball Goal	Proximity to neighbor:
	• Goals must be placed at a safe distance from adjacent properties to prevent damage to the landscaping and improvement of any adjacent properties and to prevent encroachment of players on the adjacent properties
	• In cases when compliance with this requirement is not feasible, the ARC may take into consideration the adjacent properties Homeowners' written declaration that the location of the goal is not a nuisance, provided however that an adjacent property Homeowner may revoke such declaration at any time by written notice to the ARC and in the event of a sale of the adjacent property, the Applicant shall within ten (10) days either: a) remove the basketball goal system or b) deliver to the ARC a new declaration signed by the new Homeowner.

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	Back of Property • If the basketball goal system is placed in the back yard, it should be placed in such a manner as to protect the neighbor's privacy. At no time, however, can the distance from the side or rear fence be less than ten (10) feet. Front of Property • The basketball goal system is to be located behind a line parallel to the street that is tangential to the portion of the residence that is closest to the street (the "Front Property Placement Requirement"). The ARC may grant exceptions to the Front of Property Placement Requirement, provided the basketball goal system shall not be located closer than ten (10) feet from the street curb or closer than five (5) feet from the property line of the adjacent property.
ARC REQUIREMENTS - Cont.	
Installation	• No wall or roof mount type basketball goal systems are allowed (i.e., basketball backboards cannot be mounted to the exterior to the house or townhome). Temporary basketball goals cannot be installed in the driveway areas behind or on the side of the townhomes. • Portable basketball systems must be filled with water or sand in the base. No temporary "weights" can be used on top of the base, nor can reinforcement or retaining straps be attached. • "In-ground" basketball goal systems must be mounted by bolts set in a concrete base, the top of which does not extend above the surface level of the ground by more than (1) inch, so that removal may be effectuated by removing the bolts. Installation of permanent basketball posts is prohibited.

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Appendix A.21 – BACKYARD SPORTS COURT INSTALLATION

DEFINITION	
Definition	Basketball Sports Court includes, but is not limited to basketball, tennis, pickle ball, bocce ball, etc.
REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Sports Court Deposit" Must be delivered to the PMC office
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Specifications	Information on the specifications of the court must be included with the ARC application.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Court Overlay	Each backyard sports court must have a synthetic overlay to reduce noise.
Lighting	Yard lights may be installed to highlight the sports court at night but must not shine into the neighbor's yard; a lighting plan must be provided.

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Appendix A.22 – BACKYARD PLAYGROUND EQUIPMENT INSTALLATION

DEFINITION	
Definition	Backyard playground equipment includes, but is not limited to, swing sets, trampolines, playset structures, slides, climbers, etc.
REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Playground Equipment Deposit" Must be delivered to the PMC office.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Anchoring	The playground equipment must be anchored to the ground in a manner such that it will withstand hurricane force winds.
Lighting	Yard lights may be installed to highlight the playground equipment at night but must not shine into the neighbor's yard; a lighting plan must be provided.
Location	Playground equipment is prohibited in the front yard and side yard if visible from street.

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Appendix A.23 – PERMANENT EMERGENCY GENERATOR INSTALLATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	• A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included. • The drawing must also show the location of the gas lines and the electrical power from the generator to the junction boxes. • The proposed routing of the buried gas line must be clearly shown in red ink as a dashed line on the plot plan. • The proposed routing of the buried electrical line and conduit between the generator and electrical switch box must be shown in blue ink as a dashed line on the survey plot plan.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Generator Deposit" Must be delivered to the PMC office.
☐ Specifications	The manufacturer name, generator capacity, and model number of the generator must be included.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document. Portable emergency generators cannot be permanently installed.
Licensed Contractor	All electrical, plumbing, and fuel line connections must be installed by a licensed contractor.

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ARC REQUIREMENTS - Cont.	
Electrical Conduit	Electrical conduit must not be attached to the house exterior except for the four (4) foot to five (5) foot long section between the ground and junction box. Otherwise, all electrical conduits must be buried in accordance with CoH electrical cable burial requirements. Any exposed conduit must be painted to match the color of the house.
Generator Elevation	• Generators must be installed on a concrete pad that is least four (4) inches above ground level. • Any generator installed in a swale area between houses where the water flows to the street must be installed on a concrete pad that is at least four (4) inches above the maximum water level expected in the swale by either making the concrete pad thicker or placing a pedestal atop the concrete pad.
Trenching / Pipe Sleeves	Homeowners must not cut sidewalks or driveways in order to install the electrical line or gas line underground. Instead, it is required that a pipe sleeve is bored beneath the driveway or walkway.
Operation Hours	May only be operated for short periods of time (<10 minutes) when periodically tested between the hours of 8 am and 5 pm. The generator can be used 100% of the time during power outages.
Visibility	The generator must be screened from view from the street, adjacent lots, and the lake trails or other lake lots. It must be completely hidden by plants, trellis or fencing matching the existing property fence.

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Appendix A.24 – ELECTRIC VEHICLE CHARGING STATION INSTALLATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "EV Charging Station Deposit" Must be delivered to the PMC office.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Charging Station Mounting	Charging stations may be mounted on the side of a house or garage but must not extend beyond the front of the house. For Townhomes, the charging station must be mounted inside the garage on the garage exterior side wall. The charging station cannot be mounted on the exterior of the garage wall that faces the street or the alley behind the Townhomes.

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Appendix A.25 – WATER SOFTENER INSTALLATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Water Softener Deposit" Must be delivered to the PMC office.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Visible from the Street	"Visible from the street", or "street view", is defined as the view from the curb to anywhere within the boundaries of the property and any portion of the property. Boundaries of the property include front view, side view and back view of the property. The water softener shall not be visible from the street, adjacent lots, and the lake trails or other lake lots. It must be completely hidden by plants, trellis or fencing matching the existing property fence.
Discharge Line	All water softeners with a brine or saltwater discharge must be piped into the house sanitary sewer line. Discharge on the street is prohibited.
Piping	Water piping must be buried out of sight.
ARC REQUIREMENTS - Cont.	
Pad Support	All water softeners installed outside must be placed on a concrete pad or a brick pad. Burying the water softener tank is prohibited.

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Appendix A.26 – FLAGPOLE INSTALLATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Flagpole Deposit" Must be delivered to the PMC office.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Number of Flags / Flagpoles	No more than one (1) flagpole per lot may be installed.
Illumination	When the U.S. flag is to be flown after dusk, it must be properly illuminated per the Flag Code. It may be lit with an in-ground light (maximum of two (2) bulbs) with a total of no more than 150 watts. The light must shine directly up at the flag. It cannot cause any type of light spillage onto adjoining properties or into the street. All exterior lighting must be included in the ARC Application.
Slogans, Logos, etc.	No advertising slogs, logo printing or illustration shall be permitted upon the flag or flagpole, other than the standard logo, printing or illustration which may be included by the applicable manufacturer for the flag or flagpole.

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House or Ground Mounted Flagpoles	
Requirements	Flagpoles may be mounted on the house or garage provided they are six (6) feet in height or less using a bracket manufactured for flagpoles. Brackets which accommodate multiple flagpoles are prohibited.
Flagpole Material	Flagpoles must be constructed with corrosion-resistant finish and a harmonious design with the dwelling.
In-ground Mounted Flagpoles	
Requirements	• Flagpoles may be mounted in-ground and in the front yard within a lot having a front building setback of not less than fifteen (15) feet. • In-ground flagpoles must be more than six (6) feet in height, but no more than twenty (20) feet in height when measured from ground level.
Flagpole Footing	In-ground flagpoles must be anchored in concrete such that the pole will withstand hurricane force winds.

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Appendix A.27 – DUMPSTER USE

DEFINITION	
Definition	Dumpster is defined as a movable waste container designed to be taken away by a special collection vehicle. A dumpster may be metal or fabric.
REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Dumpster Deposit" Must be delivered to the PMC office.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Dumpster Requirements	• Dumpsters are limited to one (1) metal dumpster or three (3) fabric dumpsters per property. • Dumpster must be located on the Homeowner's driveway (i.e., it must not be in the street or on the lawn). Plywood or other protective material should be installed underneath the dumpster feet to protect the driveway from damage. • The dumpster must not leak wastewater or other liquid at any time. Leakage at any time is the responsibility of the Homeowner to mitigate through water blasting or other acceptable method. • Dumpster must be removed within one (1) week of being filled or within one (1) week of completion of the project. • Dumpsters must not be overfilled. • Dumpster may not remain on a Homeowner's property for more than three (3) months.

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Appendix A.28 – TEMPORARY PORTABLE TOILET INSTALLATION

REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Portable Toilet Deposit" Must be delivered to the PMC office.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Portable Toilet Requirements	• Only one (1) portable toilet is allowed per Homeowner property. • The portable toilet must be placed on the Homeowner's property in a discrete location. • The portable toilet must be appropriately maintained to avoid odor or sanitation issues. • All portable toilets must be removed within 48 hours of completion of work.

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Appendix A.29 – OTHER

DEFINITION	
Definition	This appendix applies if your proposed modification, change, or addition is NOT one of the project types detailed elsewhere in this document.
REQUIRED DOCUMENTATION	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Other Deposit" Must be delivered to the PMC office.
☐ Project Description	A brief description of your proposed modification, change or addition must be included.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Other Requirements	Upon receipt of your ARC Application packet and after review by the ARC, you will be advised of any additional requirements based on the type of modification, change or addition you are proposing.

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Appendix A.30 – EXTERNAL HOUSE BATTERY INSTALLATION

REQUIRED DOCUMENTATION (DELIVERABLES)	
☐ ARC Application	A completed ARC application must be submitted and approved prior to the commencement of any work.
☐ Lot Survey or Plot Plan	A lot survey or plot plan showing the proposed location of the work related to any easements and building lines must be included. The drawing must also show the location of the gas lines and the electrical power from the generator to the junction boxes. The proposed routing of the buried gas line must be clearly shown in red ink as a dashed line on the plot plan. The proposed routing of the buried electrical line and conduit between the generator and electrical switch box must be shown in blue ink as a dashed line on the survey plot plan.
☐ Deposit	$1,000 deposit Payable: "Lakes of Parkway HOA" Memo: "Generator Deposit" Must be delivered to the PMC office.
☐ Specifications	The manufacturer name, generator capacity, and model number of the generator must be included.
☐ Before Photos	A set of photos of the area where the work is proposed, including any view from the street, if applicable, must be submitted.
ARC REQUIREMENTS	
General Requirements	General neighborhood requirements pertaining to all work are found in Section 3 General Requirements of this document.
Licensed Contractor	All electrical connections must be installed by a licensed contractor.

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ARC REQUIREMENTS - Cont.	
Electrical Conduit	Electrical conduit must not be attached to the house exterior except for the four (4) foot to five (5) foot long section between the ground and junction box. Otherwise, all electrical conduits must be buried in accordance with CoH electrical cable burial requirements. Any exposed conduit must be painted to match the color of the house.
Generator Elevation	The battery or batteries must be installed on a concrete pad that is least four (4) inches above ground level. Any battery installed in a swale area between houses where the water flows to the street must be installed on a concrete pad that is at least four (4) inches above the maximum water level expected in the swale by either making the concrete pad thicker or placing a pedestal atop the concrete pad.
Trenching / Pipe Sleeves	Homeowners must not cut sidewalks or driveways in order to install the electrical lines underground. Instead, it is required that a pipe sleeve is bored beneath the driveway or walkway.
Visibility	The battery units must be screened from view from the street, adjacent lots, and the lake trails or other lake lots. It must be completely hidden by plants, trellis or fencing matching the existing property fence.

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e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $309.00

RP-2026-402891

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS