

**Declaration of Architectural
Guidelines for Little River Ranch
Subdivision**

Basic Information

Date: June 1, 2018

Declarant: Sitz Family Limited Partnership, a Texas limited partnership

Declarant's Address: Sitz Family Limited Partnership 491 CR 415 Bay City, Texas 77414

Property Owners Association: Cattle Drive Property Owners' Association, Inc. a Texas Non-profit corporation

Property Owners Association's Address: 2206 Avenue G, Bay City, Texas 77414

Property:

49.929 acres out of the Thomas Cayce Survey, Abstract No. 14, Matagorda County, Texas and being all of that certain 2.348 acre tract and that certain 1.857 acre tract, both of which were conveyed to Sitz Family Limited Partnership, a Texas Limited Partnership by Document No. 2014-4755, Official Records, Matagorda County, Texas and also being part of that certain 68.89 acre tract conveyed to Sitz Family Limited Partnership, a Texas Limited Partnership by Document No. 2013-5151, Official Records, Matagorda County, Texas and being all of that 8.72 acre tract which was conveyed to the Sitz Family Investment, a Texas Limited Partnership by Document No. 2015-1988, Official Records, Matagorda County, Texas.

The Plat of said subdivision is recorded in the Matagorda County Clerk's Office Plat Records as: 533B, 534A, 534B, 535A, 535B, 536A, and 536B (7 pages).

ARCHITECTURAL GUIDELINES

Little River Ranch is a unique residential subdivision that has been planned and developed to celebrate the integrity and simplicity of regional Texas rural values. These values, demonstrated through the thoughtful land planning and close attention to details, have been married with the natural environment.

The abundance of open space and creative designs allow for the promotion of certain virtues including environmental sensitivity, family togetherness, neighborliness, respect for the land, and the appreciation of rural simplicity and functionality. These values are reflected in the understated, yet meaningful, landscape and architecture. Thus, homesteads in Little River Ranch will be urged to reflect the architectural principles of the recent past. Homes should have simple geometry and restrained details. Landscaping should be simple.

In addition to these primary requirements, the architectural guidelines which follow should be considered in the development of each homesite. As stated in the Declaration of Covenants, Conditions and Restrictions for Little River Ranch, the Architectural Control Committees (“ACC”) shall have jurisdiction over all construction activities on the lots within Little River Ranch. These Architectural Guidelines may be revised, as necessary, by the Board of Directors of the Little River Ranch Homeowners Association. Variances to any of these Guidelines may be granted by the ACC on a case by case review basis.

I. GUIDELINES FOR THE HOME

- A. Style of Homes - The home styles should be simple and restrained.
- B. Home Sizes - The minimum size of any home, exclusive of porches and garages, shall be 2,200 sq. ft.
- C. Foundations - All building foundations shall consist of either concrete slabs, pier and beam, or crawlspace, unless a different type of foundation is approved due to special or unusual circumstances. The topography of a lot could influence the type of foundation to be considered. The minimum top of slab elevation shall be an average 24” above surrounding natural grade, but in no circumstances below the 100-year flood plain elevation, or such other levels as may be established by the Commissioners Court of Matagorda County, or other applicable government authorities.

The minimum allowable slab height shall be 18”. An engineer’s certificate must be provided to verify foundation quality and slab elevations.

- D. Primary Exterior Materials - The number of different primary materials on the exterior walls of a home shall be limited to three. Permitted materials shall include:

Brick: common brick; acceptable color range include mid-range colors and buff tones, while bright and highly contrasting colors are discouraged

<i>Mortar:</i>	natural colors; some contrasting colors maybe used for accents to sections of the exterior
<i>Stone:</i>	laid in dominantly horizontal courses
<i>Stucco:</i>	sand float finish or light texture; heavily textured stucco is discouraged
<i>Wood or wood in-appearance cladding:</i>	Hardi-plank, ship lap, lap board and board & batten

E. Exterior Colors - The number of dominant colors for the main elevation materials on the exterior walls of a home is limited to two. Permitted colors include white, earth tones, pastels and restrained colors. Contrasting darkness but complementary accent colors recommended.

F. Roofs and Roof Materials - Unless otherwise approved, primary roofs shall be dominantly gable type construction. Windstorm certification is recommended.

Acceptable roof materials include composite shingles (as herein described), metal, slate and simulated slate. Acceptable roof colors include copper, dark brown, deep charcoal gray, green, metal gray and red. As new roofing materials become available, the ACC will determine whether new materials may be used on homes.

If composite shingles are desired, it is recommended that they be “algae resistant treated.” Composite shingles should be color constant.

G. Chimneys - Exterior fireplaces and chimneys shall be constructed of masonry materials. Chimneys shall extend as required by the International Building Code.

H. Garages - Garages may be attached or detached. Each garage must be sized for at least two automobiles. Unless otherwise approved, garage doors must be located behind the rear face of the home and not visible to a road right-of-way.

I. Windows - Windows should be proportioned with heights approximately twice the width, excepting accent and special function windows. Burglar bars are not permitted

on the exterior of structures and if installed on the interior, should not be visible from the exterior of the structure.

- J. Shutters - When used, shutters are to be of equal size to the openings they are intended to protect.
- K. Exterior Lighting - Exterior Lighting Plans must be submitted with the Exterior Elevations Plan when that plan is submitted to the ACC for Final Plan Approval. Only fully shielded fixtures will be approved for exterior lighting which also includes environmentally friendly landscape lighting.

Exterior residential lighting should convey a warm, inviting atmosphere. Lighting should not conflict with the sight lines of pedestrians or motorists in a manner that endangers their safety and welfare.

- L. Satellite Dishes and Antennas - Satellite dishes and antennas must not be visible from the street and comply with Federal Communications Commission guidelines and regulations.
- M. Wastewater Treatment Systems - Individual lot wastewater treatment systems shall be installed by the homebuilder on each lot. A system must be aerobic, automatic, pressure-dosage and self-contained. A system must be permitted, approved and maintained in accordance with by the county's regulating entity (Matagorda County Environmental Health Department).

II. GUIDELINES FOR THE LOT, ACCESSORY STRUCTURES AND ADDITIONS TO HOME

- A. Setback Lines and Building Lines - Setback Lines shall be fifty (25') feet. The area within any rear or side setback will be reserved for green space vegetation only -- no structures, pavement, etc. Special considerations will be given in situations where variances may be necessary due to unusual lot shape, tree preservation, or other site-specific determinants.

- B. Accessory Structures - Accessory structures must complement the colors and materials of the primary home and must be reviewed and approved by the ACC prior to construction. Buildings may be approved subject to screening and landscaping. All accessory structures, no matter the size, must be permanently placed on a concrete slab.
- C. Addition to Primary Home - Primary home additions are permitted. These additions must compliment the colors and materials of the home. All primary home additions must be reviewed and approved by the ACC prior to construction.
- D. Drainage - Drainage must continue to flow in its preexisting natural direction, or into side lot swales excavated by the owner, and eventually to a drainage easement, road right-of-way swales, or through a system of inlets and underground piping. Drainage, structural or landscape, impediments to a lot should not cause additional drainage flows across adjacent lots and conservation corridors, unless approved by the ACC. The site plan must include the following notation: Implementation of the Homestead Plans for this lot will not cause additional drainage to flow on to a neighboring lot. All swales and drainage must be indicated on the site plan. In addition, prior to slab installation, a swale must be excavated by the property owner.
- E. General Easements - A lot may have easements for drainage, and utilities. Easements will be designated on a recorded plat or by separate instrument.
- F. Wastewater Sprayfields and Reserves - Wastewater sprayfields and reserves must conform to the standards set by the Matagorda County Health Department and the Texas Commission on Environmental Quality ("TCEQ") and the location may need to be designated on a lot by the Developer.
- G. Driveways - Driveways shall be constructed of concrete and have a minimum width of twelve (12') feet. These restrictions shall govern driveway widths from the public road pavement to thirty (30') feet in front of the garage.

Beyond the property line, permitted materials shall include brick, cobblestone, concrete, and pavers. Other treatments must have a natural appearance.

- H. Driveway Culverts and Culvert Headwalls - Entrances to property shall have a corrugated metal pipe minimum diameter 15" and minimum length 30' with 3 to 1 sloped ends as approved by the ACC. Culverts may have end treatment as curbs or concrete slopes. The landowner will be responsible for purchase and installation of materials and labor. Covered ditches are not discouraged.
- I. Driveway Gates - Prohibited
- J. Landscaping - Landscaping Plans shall be reviewed and approved by the ACC.

The landscaping materials for Little River Ranch are to be dominantly Texas natives. The ACC may also require more hardy/drought tolerant plants in addition to Texas natives. Only mulches of natural plant product materials may be used.
- K. Fences - Front fences are prohibited. Backyard fences are not encouraged, however, a four rail, natural wood fence is acceptable.
- L. Address Numbers and Names - Lot addresses (including any assigned 9-1-1 address) must be displayed near the front entry.
- M. Items to be Screened - The following items must be screened fully from the road right-of-way and any neighbor's yard with an evergreen vegetative hedge or a low rise fence as approved by the ACC:

- non-natural wood colored playground equipment (variances may be granted for toddler's equipment);
 - pet enclosures;

air conditioning condensers, pool equipment, generators, water wells, lawn equipment and other mechanical equipment;
propane tanks;
swimming
pools;
trailers and utility
wagons; boats;
Jet Skis;
golf
carts;
tennis courts; and batting cages.

- N. Swimming Pools - Swimming pools must be in ground and in conformance with Matagorda County regulations. Any slides or other playground type equipment in the pool must be of a neutral color.
- O. Utility Lines and Cables - All power lines, telephone lines, cable lines, etc. must be underground on any portion of a lot except for distribution lines which shall be approved by the Developer.
- P. Water Front Treatments -Water front property owners may construct pier consistent with the Declaration of Covenants, Conditions and Restrictions. Pier plans must be submitted to the ACC for review and approval before construction. Pier constructed in Little River Ranch shall be designed to accommodate non-motorized vessels. The visible storage and or use of “Jet Skis” and other motor-powered marine vehicles are prohibited. Fixed dock lighting should be turned off at 10:00 p.m. and be fully shielded. Any dock lighting must be approved by the ACC before installation. Each homeowner shall be responsible for the maintenance and preservation of their respective “waterfront” consistent with the environmental philosophy of the community.

Any items in the Architectural Guidelines must comply with the laws of the State of Texas and Matagorda County regulations, if applicable.

EXECUTED on _____, 2019, and effective on the date this instrument is recorded.

DECLARANT:

Sitz Family Investments, LLC
a Texas limited liability
company

By: DAVID F. SITZ, as Managing Member

DECLARANT:

Sitz Family Investments, LLC
a Texas limited liability company

By: MARILYN L. SITZ, as Managing
Member

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF MATAGORDA §

This instrument was acknowledged before me on _____, 2019, by DAVID F. SITZ, in his capacity as Managing Member of Sitz Family Investments, LLC.

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF MATAGORDA §

This instrument was acknowledged before me on _____, 2019, by MARILYN L. SITZ, in her capacity as Managing Member of Sitz Family Investments, LLC.

Notary Public, State of Texas