

SHADOW CREEK RANCH MAINTENANCE ASSOCIATION

**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF THE TEXAS PROPERTY CODE**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §
COUNTY OF FORT BEND §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah B. Gerdes, who, being by me duly sworn according to law, stated the following under oath:

“My name is Sarah B. Gerdes. I am over twenty-one (21) years of age and fully competent to make this affidavit. I have personal knowledge of all facts stated herein, and they are all true and correct.

I am the attorney and an agent for Shadow Creek Ranch Maintenance Association, a Texas non-profit corporation (the “Association”), and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as defined in Section 202.001(2) of the Texas Property Code.

Attached hereto is the original of, or a true and correct copy of, the following dedicatory instrument, including known amendment or supplement thereto, governing the Association, which instrument has not previously been recorded: **Shadow Creek Ranch Architectural Review Specifications – December 15, 2025.**

The document attached hereto is subject to being supplemented, amended or changed by the Association.

Primary dedicatory instruments of the Association that have already been filed in the Real Property Records and which are amended by the attached are as follows:

Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association recorded in the real property records of each of the following counties as follows:

Harris County Clerk's File No. V361959; re-recorded under V472436

Fort Bend County Clerk's File No. 2001095077; re-recorded under 2001111335
Brazoria County Clerk's File No. 01 042985; re-recorded under 01 051825

Supplemental Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. V829950
Fort Bend County Clerk's File No. 2002051975
Brazoria County Clerk's File No. 02 010779

Supplemental Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. X534957
Fort Bend County Clerk's File No. 2004054723
Brazoria County Clerk's File No. 2004018022

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20070111492
Fort Bend County Clerk's File No. 2006158321
Brazoria County Clerk's File No. 2006072217

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20090000572
Fort Bend County Clerk's File No. 2009003857
Brazoria County Clerk's File No. 2008058725

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20090574625
Fort Bend County Clerk's File No. 2009132469
Brazoria County Clerk's File No. 2009056174

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20100550611
Fort Bend County Clerk's File No. 2011006523
Brazoria County Clerk's File No. 2010050787

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

**Fort Bend County Clerk's File No. 2011065923
Brazoria County Clerk's File No. 2011026360**

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

**Harris County Clerk's File No. 20120119252
Fort Bend County Clerk's File No. 2012028878
Brazoria County Clerk's File No. 2012008062**

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

**Harris County Clerk's File No. 20130053988
Fort Bend County Clerk's File No. 2013014348
Brazoria County Clerk's File No. 20130053988**

Supplemental Declaration of Covenants, Conditions and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

**Fort Bend County- Clerk's File No. 2014108051
Brazoria County- Clerk's File No. 2014054898**

Supplemental and Second Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

**Harris County Clerk's File No. RP-2016-149295
Fort Bend County Clerk's File No. 2016036672
Brazoria County Clerk's File No. 2016016015**

Architectural Review Committee Guidelines – 2023 (the Architectural Review Committee Guidelines - 2023 shall replace and supersede the Architectural Review Committee Guidelines recorded under Instrument No. 2021027043, Official Public Records of Brazoria County, Texas). The Architectural Review Committee Guidelines – 2023 are recorded in the real property records of each of the following counties as follows

**Fort Bend County Clerk's File No. 2023037212
Brazoria County Clerk's File No. 2023017983**

Architectural Review Committee Guidelines - 2024 (the Architectural Review Committee Guidelines - 2024 replaced and superseded the Architectural Review Committee Guidelines recorded in the Official Public Records of the following Counties: Fort Bend County Clerk's File No. 2023037212, and Brazoria County Clerk's File No. 2023017983. Architectural Review Committee Guidelines - 2024 are recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. RP-2024-239580
Fort Bend County Clerk's File No. 2024062818
Brazoria County Clerk's File No. 2024028305

Shadow Creek Ranch Maintenance Association Collection Policy for Delinquent Account recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. RP-2024-185579
Fort Bend County Clerk's File No. 2024048148
Brazoria County Clerk's File No. 2024048148

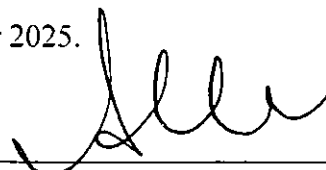
Shadow Creek Ranch Maintenance Association Policy Prohibiting Painting of Bricks recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. RP-2025-262222
Fort Bend County Clerk's File No. 2025068487
Brazoria County Clerk's File No. 2025032104

Shadow Creek Ranch Maintenance Association CWSC Denial Letter and Appeal Hearing recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. RP-2025-90796
Fort Bend County Clerk's File No. 2025023519
Brazoria County Clerk's File No. 2025011330

SIGNED on this the 31st day of December 2025.



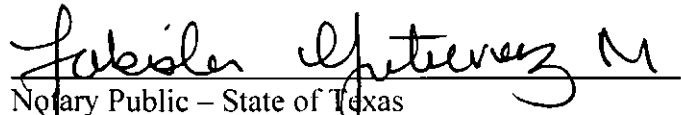
Printed Name: Sarah B. Gerdes
Attorney/Agent for Shadow Creek Ranch
Maintenance Association

VERIFICATION

THE STATE OF TEXAS §
COUNTY OF FT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah B. Gerdes, who, after being duly sworn stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

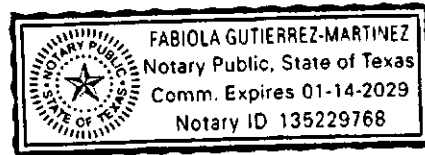
SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 31st day of December 2025.


Notary Public – State of Texas

RECORDED BY:

 SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TX 77479





ARCHITECTURAL REVIEW SPECIFICATIONS

DECEMBER 15, 2025
SHADOW CREEK RANCH

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DESIGN GUIDELINES AND IMPROVEMENT CRITERIA

ADDRESS TREATMENTS

Any changes to builder installed address plaques will require written approval from the ARC. Painting of address numbers on street curbs is prohibited unless approved by the ARC. The ARC cannot approve any applications for address treatments unless such address treatments that are painted on street curbs, utilizing a black background, with white numbering, and do not exceed four (4) inches high by ten (10) inches wide.

CARPORTS

Carports are prohibited and shall not be constructed on any Lot or Tract.

DRIVEWAYS

Any change or modification to driveways must be approved by the ARC (including coloring, design, texture, etc.) Driveway extensions or any addition of concrete beyond the primary driveway are prohibited.

ENERGY SAVING DEVICES

Energy saving devices such as solar panels, solar collectors, roofing materials, wind turbines and rainwater harvesting systems, are subject to the following provisions, as same may be amended from time to time and as have been filed in the Brazoria and/or Fort Bend County Real Property Records. These guidelines are also available at www.shadowcreekbranchhoa.com.

These Guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that can store solar-generated energy for use in heating or cooling or in the production of power.

Such Devices may only be installed with advance written approval of the ARC subject to these Guidelines.

Any such Device must be installed on land or structures owned by the property Owner. No portion of the Device may encroach on adjacent properties or common areas.

Such Devices may only be installed in the following locations:

- **On the roof of the main residential dwelling; or**
- **On the roof of any other approved structure; or**
- **Within a fences yard or patio.**

For Devices mounted on a roof, the Device must:

- **Have no portion of the Device higher than the roof section to which it is attached; and**
- **Have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and**
- **Conform to the slope of the roof; and**
- **Be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and**
- **Have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and**
- **Be in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production by more than 10% over alternative roof locations (as determined by a publicly available modelling tool provided by the National Renewable Energy Laboratory [www.nrel.gov] or equivalent entity)**

For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device to be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.

All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.

Devices installed may not:

- Threaten public health or safety; or
- Violate any law; or
- Substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.
- All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.

GENERATORS

The installation of a generator or battery wall that is visible from the street requires approval from the ARC Committee and is required to have landscaping to conceal the generator or battery wall from view. All applications are required to include a copy of the city permit obtained for the modification.

CHARGING STATIONS

The installation of a charging station/wall is that if visible from the street it requires approval from the ARC Committee and is required to have landscaping conceal the equipment from view. All applications are required to include a copy of the city permit obtained for the modification.

EXTENSIONS OF BUILDINGS

An ARC application must be submitted and approved in writing before construction of any project. Once approved by the ARC, house additions should be constructed of the same materials as the existing structure and should be designed to look original to the Improvement. It is very important that the submitted plans are clear and accurate and must be of professional quality. Dimensioned design plans with front, rear and side elevations, as well as a roof plan must be included with application. Any additions or extensions of buildings should follow the minimum criteria:

- Maximum Building Height - The maximum permissible building height for Improvements is 35 feet.
- Every garage and Outbuilding (except a greenhouse) shall correspond in style and Architecture

- With the Improvement to which it is appurtenant. All elevation treatments such as entrances, windows, rooflines, etc., shall follow the common architectural design of the existing Improvement as nearly as possible.
- All extensions added to homes and garages facing a public view corridor (e.g., Lakes, parks, etc.)
- Must match existing materials of the structure. The material, if applicable, shall be painted to match the approved colors for siding and trim.
- Extensions which overhang or cantilever from the second floor of an Improvement (e.g., decks, balconies, canopies, etc.) must be reasonable in proportion to the existing structure and must be located within the building setback requirements. Balconies shall not be permitted on facades that face adjoining residential properties.
- All extensions and additions shall be constructed of materials consistent with the Common Architectural design of the existing Improvement as nearly as possible. The material, if applicable, shall be painted to match the approved colors for siding and trim.
- Ornamental iron may be used on balconies, if appropriate with the architectural style of the Improvement.

OUTBUILDING-STORAGE SHEDS

Storage sheds (“Outbuildings”) will be considered on a case-by-case basis by the ARC, and prior written approval is required. A maximum of one Outbuilding per Lot will be allowed. Plastic, vinyl and metal buildings will not be permitted. Consideration will be given to whether the proposed storage shed matches the architectural elements, materials, and color of any Residence and other Improvements (including roofing). All storage sheds must be in the rear yard within the setbacks established for each Lot, and at least 10 feet from the rear setback and 5 feet from the side setback. On Lots that have metal fences, the storage shed must be placed up close to the Improvement. Storage sheds must be screened from public rights-of-way and other public areas. Suitable screening material includes evergreen trees, with the size and location approved by the ARC.

Storage sheds may not exceed 8 feet in height, with dimensions no larger than 120 sq feet. Criteria affecting approval of the proposed Outbuilding/storage shed will include, but not be limited to, height limitations per the Declaration, Lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the Improvements.

PATIO COVERS AND FREE-STANDING SHADE STRUCTURES

All patio covers or other forms of shade structures (i.e. pergolas, arbors, etc.) are subject to ARC approval on a case-by-case basis. It is very important that the submitted plans are clear and accurate and must be of professional quality. Dimensioned design plans with front, rear and side elevations, as well as a roof plan must be included with application.

- For structures attached to the existing dwelling, roof plan must show how structure will tie into
- Existing roof. A stamp from a certified windstorm engineer must be included in the plans included in the application.
- Height of free-standing shade structures (unattached) may not exceed 14 feet in overall height when measured from grade, or larger than 120 sq feet, unless otherwise approved by the ARC.
- Metal, plastic, and thatched (straw) roof cover(s) are not permitted. For the avoidance of doubt, “thatched (straw) roof covers” include, but are not limited to, any type of roofing made from grass, reed, roots, or any other plant-based material (either genuine or synthetic). Thatched-like plastic materials are also likewise prohibited.

If a shade structure is attached to the existing roof, then it must be integrated into the existing roof line (flush with the eaves). Minimum roof pitch is $\frac{1}{2}$ over 12. If the structure is to be shingled, the shingles must match the color and quality of those used on the Improvement. Use of different roofing materials will be considered on a case-by-case basis for free-standing structures. Supports for the covers must be either painted wood, treated wood, or painted metal columns. Unfinished metal or corrugated fiberglass is strictly prohibited from use. Pipe material used as structural support must be concealed from view.

Frames must be painted to match the trim of the Improvement when untreated wood is used. Exposed surfaces shall match or harmonize with the existing colors and materials of the home.

Requests for patio covers and free-standing shade structures that encroach into any utility easements must be submitted for ARC review with the written consent of the appropriate utility company (is). Patio covers must be located so that drainage is contained on the Owner's Lot. The ARC may require gutters and downspouts to be installed to control drainage, depending on the distance from neighboring properties and anticipated runoff.

EXTERIOR DOOR REPLACEMENT

Front Doors

Front entries should incorporate solid core doors not less than 6 feet 8 inches in height. Clear leaded glass or eight panels distinguished by mullions are recommended. The use of double entry doors, enhanced by side and or top window panels is encouraged.

When replacing front doors, the following must be included in the ARC application for approval:

- Provide a photograph or brochure showing the style selected.
- Provide the color or stain.
- Installation may not commence until written approval has been obtained.

Garage Doors

All garage doors should consist of non-warping and non-peeling material and be of a design and color which complements the adjacent elevation. Treatment of detail on garage doors should be consistent with the overall character of the Improvement. This may be accomplished with windows along the top of the garage door and by breaking up the mass with paneled construction. Changes to garage door materials, color, styles and hardware are subject to ARC prior written approval. No plywood or particleboard doors are permitted, and no reflective film or foil will be permitted to be placed on windows.

Storm Doors

All storm doors must be “full view” (all glass). The frame must match the exterior paint trim of the house or the color of the doorframe.

Installation may not commence until written approval has been obtained by the ARC after submission of the ARC application.

EXTERIOR LIGHTING

All exterior lighting must be first approved by the ARC committee. No exterior lighting may shed light onto other properties or into residential dwellings in such a manner that it creates a nuisance. Installation shall not commence until written approval from the ARC has been obtained.

- The placement, location, number and type of exterior light fixture must receive ARC approval. The ARC has the authority to require the relocation or removal of any fixtures which adversely affects neighboring property.
- Lighting on individual Lots shall be installed in a manner which does not cause distraction, nuisance, or become unsightly. Light sources may not conflict with the sight lines of pedestrians or motorists. Light sources must not "spill over" into neighboring yards or Improvements to the extent reasonably practicable, taking into account the proximity of the Lots to each other.
- Exterior illumination of architectural features such as columns, entries, and landscape features is encouraged. Lights should be directed to illuminate address graphics. A sconce type light is preferred for this purpose.
- Ground lighting or decorative fixtures must be of high-quality materials and workmanship and must be in scale and style with the Improvement. No address or name sign will be permitted to hang from a yard light.
- Sodium vapor lights, except for streetlights within SCR, are prohibited. Mercury vapor security lights, when the fixture is visible from public view or from other Lots, are prohibited. However, when used for special landscape lighting effect, mercury vapor lights may be permissible with ARC approval.
- Colored lenses, colored light bulbs, fluorescent and neon lighting must be approved by the ARC.
- Incandescent, low voltage incandescent, metal halide, quartz, LED and natural gas lights are acceptable.
- All wiring for exterior lighting should be underground, with any transformers being buried or concealed from view, subject to objection by applicable utility provider(s).
- Solar lights will be permitted in landscape beds.

Patio & Backyard String Lighting

Permitted Lighting Types

- Only classic, warm-white filament-style string lights (2700 K – 3000 K) rated for outdoor residential use are allowed.
- No rope lights, colored bulbs, flashing/strobe effects, novelty shapes, or year-round holiday displays.

Installation & Placement Requirements

- Lights must be placed at least 5 feet away from the fence line and not in any easement.

Lights installed along the fence:

- Only wood fences solely owned by the homeowner may be used.
- Lights may run along the inside of the wooden fence but must be installed so that all bulbs remain at least 6 inches below the top of the fence line.
- Lights must face inward and must not be visible from outside the property.
- Lights are not permitted on any metal (iron, steel, aluminum) fences.

Pole installations:

- Poles must be securely anchored or professionally installed.
- Pole maximum height must not exceed 7 feet in total height (including any caps or finials).
- Post locations and spacing must follow manufacturer guidelines to ensure safety and stability and prevent sagging.
- Poles should be anchored properly in accordance with windstorm guidelines.
- A maximum of 6 poles is allowed per property without additional approval.
- More than 6 poles require prior written approval from the HOA.

Lights, poles, and all attachments must remain within the homeowner's property line and must not cross into common or neighboring areas.

No attachments to HOA-maintained structures, or common property are permitted.

Light poles must be at least 5 feet away from the fence, and not within any easement.

Home installations:

- Lights must be securely anchored or professionally installed.
- Lights cannot be secured to the house any higher than 14 feet.
- Poles cannot exceed seven (7) feet in height.
- Any conduit or cover used to conceal should match the exterior color of the home, in that specific area.

EXTERIOR MATERIALS, COLOR, AND FINISHES

Exterior Materials

The ARC recognizes the dynamic nature of the building materials industry and recognizes that building materials are constantly changing and improving. The ARC will consider alternative materials not included or listed below that from either cost, maintenance or

aesthetic context justifies such reconsideration. Each application for architectural approval will be evaluated on its own merit based on compatibility with the surrounding environment. All proposed changes in materials from those used on the existing structure must receive approval of the ARC.

Materials should be used with restraint in regard to both color and diversity of material types. The intent is to create a continuity of materials and color throughout SCR. The number of primary materials on the exterior will be limited to three, not including roof shingles. The following materials are acceptable:

- **BRICK** - neutral earth tone colors. Brick shall meet standard specifications established by The Brick Institute of America.
- **MORTAR JOINTS** - All mortar joints shall be tooled; "slump" joints will not be allowed. Mortar colors if used, shall be selected to complement stone or brick color. Mortar shall be natural and not colored unless prior approval is given by the ARC. The use of dark mortar is discouraged, and mortar joints shall be approximately 3/8-inch thick.
- **SIDING** – Hardiplank stained in neutral earth tone colors or painted in neutral colors, horizontal application only. All other siding must be approved by the ARC. The use of plywood siding is prohibited.
- **ALUMINUM** - not permitted.
- **STONE** - neutral earth tone colors only.
- **STUCCO** -the use of solid stucco and stucco with brick or stone is permitted. Stucco may be used as an exterior wall finish only if the quality of the stucco and method of construction are acceptable to the ARC. When stucco is used as an exterior wall material, its detail should be consistent with the style of the architecture. "Heavy" applications of a rough textured, Mexican or adobe-style finish are not acceptable. Smooth-finish stucco may be used as an exterior wall material. The ARC has the right to require that stucco be painted, if it is not uniform in color. All paint applied to the stucco finish must contain a mildew retardant.
- **WINDOWS** - Bronze, or white finish only; mill finish aluminum is prohibited.
- **ROOFING MATERIALS** - Roofing materials shall be of a limited number of colors for continuity and individuality throughout SCR. Please refer to roofing provisions below for additional information. Roofing materials must comply with the most current International Residential Building Code roofing standards ("IRBC"). However, if Pearland provides stricter roofing standards than the IRBC standards, the stricter standards must be followed. Likewise, if a supplemental declaration or revised

Guidelines provide for stricter roofing standards than either the IRBC or Pearland City roofing standards, then the more restrictive provision shall control. In any case, the most restrictive roofing standard shall control. All roofing materials must be approved by the ARC.

- WOOD - Board and wood siding shall receive a paint or stain finish. Applications of a high gloss finish, such as varnish or high sheen enamels, are prohibited. Non-reflective finishes shall be used on all exterior wood surfaces. Wood siding and/or Masonite-type products (with ARC approval) shall be horizontal lap type, with a weather exposure of no less than 4 1/2-inches and no more than 7 1/2-inches. No diagonal siding shall be used except for the special consent of the ARC. It is required that all wood trim be smooth, high quality, finish-grade stock, stained, or painted as approved by the ARC. Soffits made of hardboard and/or Masonite require special approval by the ARC. The use of rough-cut wood trim is prohibited.
- VINYL SIDING - Not permitted.

Each application for architectural approval will be evaluated on its own merit based on compatibility with the surrounding environment. All proposed changes in materials from those used on the existing structure must receive approval of the ARC.

Exterior Color and Finishes

The palette of exterior paints and stains for each Improvement shall be selected to compliment, coordinate, and harmonize with the colors of building materials which are used in their "natural" state, such as brick and stone, as deemed appropriate by the ARC. Exterior colors selected for an Improvement may be modified or changed to respond to adjacent Improvements. A list of pre-approved paint colors is attached hereto as Exhibit A, and is also available online, located at the "ARC Approved Paint List" link. Paint color numbers may change based on the vendor. In this case, residents must show that the proposed color or paint number is like the existing color or shade of paint and included in the ARC Approved Paint List attached as Exhibit A.

Exterior colors that, in the opinion of the ARC, would not be in harmony with the overall existing architectural design of SCR shall not be permitted. Bright colors (other than white) as the dominant exterior color scheme are prohibited. Certain colors such as purple, orange, turquoise, "hot" pink, chartreuse, bright or lime green, camouflage, etc., are specifically prohibited. White and black paint are allowed with the prior approval of the ARC. Brick color and areas of paint application will be taken into consideration in the granting or denying of approval.

Each applicant must submit samples of all colors to be used on exterior improvements, along with the written application to the ARC. All paintings once approved shall be completed within 90 days of the start date.

FENCING

In the case of conflict between these Guidelines and any provision contained on the plat, applicable Master CCRs or the Declaration, the more restrictive provision will control. ARC approval must be obtained before repairing, replacing, or making any other changes to fencing.

General

A minimum side yard fence setback of 10 feet from the front elevation of the Improvements is required, but in no instance shall mechanical equipment such as air conditioner units or heat pumps be allowed to be seen from the street or public view, and such equipment must be screened with approved fencing or landscaping. A minimum fence setback of 5 feet from the side wall of an Improvement is required.

Fences are only to be constructed of wood, metal or masonry (Note: the specified material is dependent on the location within the community). To ensure compatibility of fence design throughout the community, all wood fences must have a "finished" side visible to the public.

Diagonal, horizontal and chain link fencing is strictly prohibited, except when these types of fences are situated behind an approved fence and adequately screened from public view. An example of this situation would be the construction of a chain link fence dog run (that is less than 6 feet in height) in the backyard that is screened by a 6-foot-tall wood fence.

Fences on Nature Preserves or Lake Lots

Lots backing or siding onto a lake must be fenced. All fencing must consist of a 4-foot metal picket; picket spaces not to exceed 4 inches painted black in color.

Pedestrian gates measuring 3 feet in width may be placed in the fence backing onto a lake or nature preserve. Double gates are prohibited.

To keep pets within the confines of rear and side yards, metal picket fencing modifications may be considered by the ARC.

Side yard wood fencing on amenity Lots must have continuous upgraded "finished" sides with cap rails and trim. No "good neighbor" alternating panels will be permitted.

When a metal picket fence meets a wood fence, the metal fence may not be attached to the wood fence. The metal fence is to be terminated with a 3-inch post adjacent to the wood post. When metal fence meets with a wood fence, the wood will transition from 4-feet to 6 feet.

Fences on Slopes

The preferred approach to transition grade changes with fencing is to stair-step the fence down a slope level with the horizon.

Each fence panel must not be "stepped" or staggered greater than 6 inches above or below the adjacent fence panel. For steeper slopes, smaller fence spacing will be required.

Wood Fence

All wood fences are to be constructed with number two (2) cedar 1 inch by 4 inch by 6 feet pickets (sizes are approximate), and number two (2) treated southern yellow pine posts and rails, unless otherwise approved by the ARC. 6-inch (size is approximate) rot boards are permitted. Regarding permissible height of wood fences, like height of replaced fence must be installed (like-for-like). Wood fences may not be altered in any form or fashion to incorporate any artistic design, cut-outs, wagon wheels, etc.

Alternating 6-foot panels of solid pickets and exposed rail ("good neighbor fence") are approved only between home sites. A continuous "finished" side of a wood fence must always be the side facing public view.

Single 3-feet wide hinged gates shall be installed in the most appropriate side yard locations. One 8' wide maximum double gate may be installed in the most appropriate side yard location and will be reviewed on a case-by-case basis by the ARC.

Fence Stain- Owners are not required to stain their fences. However, should an owner choose to stain their fence, they must use a clear stain. No color pigment is permitted. Approval must be obtained prior to staining a fence.

Community Fence and Wall

A community fence or wall is a fence or wall that has been installed by the Declarant along a major thoroughfare, such as, but not limited to Kirby Drive, Shadow Creek Parkway, etc. and is maintained by the SCRMA. These fences or walls will be generally an 8-foot painted metal, or brick walls. No Owner is allowed to make any changes or modifications to this

fence or wall. Any Owner damaging or modifying this fence or wall will be responsible to SCRMA for paying for any necessary repairs caused from their activities. Please contact SCRMA for specific locations.

Party Fences

General Rules of Law to Apply: Each fence built which shall serve and separate any two (2) adjoining Residences shall constitute a party fence and the general rules of law regarding party walls and fences and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Sharing of Repair and Maintenance: The cost of reasonable repair and maintenance of a party fence shall be shared by the Owners who the fence serves in equal proportions.

Damage and Destruction: If a party fence is destroyed or damaged by fire or other casualty, then to the extent that such damage is not covered by insurance and therefore not repaired out of the proceeds of insurance, any Owner who the fence serves may restore it, and all other Owners who the fence serves shall contribute to the cost of restoration thereof in equal proportions without prejudice, however, subject to the right of any such Owners to call for a larger contribution from the others under any rule or law regarding liability for negligent or willful acts or omissions.

Right to Contribution Runs with Land: The right of any Owner to contribute from any other Owner shall be appurtenant to the land and shall pass to such Owner's successor-in-title.

SECURITY FENCING

Any security perimeter fence to be installed at or behind the front building line must meet all Association requirements in its dedicatory instrument's relative to materials, height, location and appearance for fencing.

Any perimeter fence to be installed forward of the front (or side street) building line are subject to the following requirements:

Material type: wrought iron

Color: Black

No owner or resident may install a security measure that is visible from any street in the Subdivision until they have submitted a written application to and received written approval from the ARC Committee.

POOL SECURITY FENCING

All fencing surrounding swimming pools must meet the following criteria and must be approved by the ARC Committee:

- Surrounds a water feature, including a swimming pool or spa
- Consists of transparent mesh or clear panels set in metal frames
- Is not more than six feet in height
- It is designed to be non-climbable

TRASH RECEPTACLE SCREENING

ARC approval must be obtained before construction of any screening modification. Fence screening is to be constructed of wood) cedar_ 1' thick and 4' wide pickets (sizes are approximate), and number two (2) treated southern yellow pine posts and rails, unless otherwise approved by the ARC. Rot boards are permitted if the perimeter fence has a rot board already present.

- Screening must be parallel to the street and perpendicular to the home.
- The dimensions of the wood panels used for screening should not exceed 50' in height and 42' in width.
- Wood fences may not be altered in any form or fashion to incorporate any artistic design, cut-outs, wagon wheels, etc.
- Any other fencing material, or design other than noted above is prohibited for trash receptacle screening.

FLAG POLES

1. These Guidelines apply to the display of "Permitted Flags":
 - the flag of the United States; and
 - the flag of the State of Texas; and
 - The official flag of any branch of the United States armed forces.
2. These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
 - Flags for schools, sports teams, businesses or foreign countries; or
 - Flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - Historical versions of flags permitted in Section 1 above.

3. Permitted Flags may be displayed subject to these Guidelines. Advance written approval of the ARC is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
4. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
5. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
6. Permitted Flags shall be no larger than three feet (3') by five foot (5') in size.
7. Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall.
8. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
9. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as not damaging the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
10. Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the Owner's property between the main residential dwelling and any street, and one free-standing flagpole is allowed in the rear or backyard portion of a property.
11. Free-standing flagpoles may not be installed in any locations described below:
 - a. In any location other than the Owner's property; or
 - b. Within a ground utility easement or encroaching into an aerial easement; or
 - c. Beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
 - d. Beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or

- e. Closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
12. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
 - a. Be ground mounted in the vicinity of the flag; and
 - b. Utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - c. Point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
 - d. Provide illumination not to exceed the equivalent of a 60-watt incandescent bulb.
 13. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
 14. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used daily, it must be removed.
 15. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

These Guidelines may be amended from time to time and are filed in the Brazoria County or Fort Bend County Real Property Records. These Flag Display Guidelines are also available at www.shadowcreekcranchhoa.com.

GARAGES

All garages shall be: (a) fully operable; (b) capable of housing at least two (2) automobiles; and (c) enclosed by fully functional and operational garage doors which must be kept in the closed position when the garage door is not being used by the Owner or occupant.

GRADING AND DRAINAGE

Owners shall not make modifications to the grading or drainage improvements installed by the builder without prior approval by the ARC. The Owner will assume any liability and/or

responsibility whatsoever for any damage brought about by the grading, drainage, or other improvement or modifications made by the Owner.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts shall be painted or have a factory applied color to match the approved siding or trim color of the home. Any addition of gutters from those present at time of closing shall require ARC approval. If an Improvement experiences damage or deterioration to gutters or downspouts, they must be replaced by the Owner. If an Improvement did not have gutters originally installed by a builder or previous Owner, they will not be required unless damage is resulting to fascia, siding or landscape.

IRRIGATION SYSTEMS

Irrigation systems will require approval by the ARC. Licensed irrigators must be used for the planning/installation of systems, and all Owners are obligated to make sure that the system complies with all governmental requirements. The system should be designed to ensure that indiscriminate watering does not occur on streets, sidewalks, or neighboring Lots. Screening of any above-ground valves or controllers will be required. Without the prior written consent of the ARC, no Owner of a Lot or Tract shall be permitted to construct Improvements on such Lot or Tract or grade such Lot or Tract or permit such Lot or Tract to remain in or be placed in such condition that surface water on such Lot or Tract drains to any other Lot or the Common Area.

LAKE EDGE RESTRICTIONS

No modification or changes shall be made to any Common Area abutting any lake edge by an Owner. These restrictions include, but are not limited to, docks, bulkheads, piers, excavation, fill.

MECHANICAL EQUIPMENT

It is required that all air conditioning units, electrical power boxes, pool, gas meters and any other mechanical equipment shall be screened from public view. Screening may consist of architectural, or planting elements approved by the ARC. No window, roof or wall-type air conditioning units that are visible from any street or any other Lot or Tract shall be used, placed, or maintained on or in any Residence, garage or other Improvement.

OUTDOOR FURNITURE

Outdoor furniture located on the original, builder-installed porch of a Residence does not require ARC approval but should be complimentary to the color scheme and style of the Residence and/or any other Improvements. Any furniture within public view is subject to ARC approval and should be complimentary to the color scheme and style of the Residence and/or any Improvements.

PLAYGROUND EQUIPMENT

Playground equipment (i.e. swing sets, trampolines, etc.) must have prior written approval from the ARC. The placement, screening and height requirements for playground equipment are addressed in the Declaration and are incorporated herein by reference. The overall footprint size of playground equipment will be considered on a case-by-case basis and the ARC may take into account factors including but not limited to the size and configuration of the Lot, the location of the Lot in the community, the location of the playground equipment on the Lot, the type of fencing on the Lot and visibility of the playground equipment from streets, Common Areas and amenities.

Playground equipment shall be constructed of materials resistant to rust and decay and should be either painted neutral earth tones or another color approved by the ARC. Roofing shall either match the material used on the home or may be a durable canvas that is securely attached to and made a part of that structure. All playground equipment should be properly maintained so as not to detract from the aesthetic quality of SCR. All playground equipment is limited to a maximum height of 14 feet. Maintenance shall include the repair or replacement of any worn, broken, missing, torn, or discolored materials as well as painting of any rusted or discolored parts.

Safety nets around and affixed to trampolines will be permitted so long as the nets are supported by commercially manufactured poles. The overall height of the trampoline (including safety net, poles and other related equipment) shall not exceed 12 feet in height measured from the ground. Commercial bands that wrap around the netting and present advertisements are prohibited.

Criteria affecting approval of the improvements will include, but not be limited to, height limitations per these Guidelines (as amended or modified from time to time), the Declaration, Lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the improvements.

No play equipment may encroach on any easements or building lines as indicated on the lot survey.

Installation may not begin until written approval from the ARC is obtained.

Any playground or other play areas or equipment furnished by the SCRMA shall be used at the risk of the user, and the SCRMA shall not be held liable to any Person or party for any claim, damage, or injury occurring thereon or related to use thereof.

ROOFS

Any repairs, replacements, or modifications to any roof in SCR must receive prior written approval from the ARC. Roofing materials must comply with the most current International Residential Building Code roofing standards ("IRBC "). However, if the City of Pearland provides stricter roofing standards than the IRBC standards, stricter standards must be followed. Likewise, if a Supplemental Declaration or Specific Guidelines for any section provides stricter roofing standards than either the IRBC or City of Pearland roofing standards will control. In any case, the most restrictive roofing standard shall control. All rooftop equipment must be painted to match the roof. Roof replacement or repair must match the existing design and materials (like-for-like). For emergency repairs, each Owner is responsible for obtaining ARC approval after the repair has been completed, and any repair must match existing roofing material as closely as possible.

SETBACK AND UTILITY EASEMENT CRITERIA

Applicants cannot encroach on building line setbacks or utility easements as indicated on the plot or survey for each Lot, unless written permission is obtained from utility companies for encroachment of any easement.

SPORTS COURTS

The following details the minimum requirements for sports court installation on residential properties. All elements/components relating to the Sports Courts, such as lightning, goals, surface, facing, etc. must be approved by the ARC prior to installation. All lighting must comply with all applicable city and county ordinances.

1. Court structure and equipment must be located a minimum of 20 feet from all property lines unless otherwise approved by the ARC.
2. Evergreen shrubs/trees may be required to screen court from neighboring properties or public (street, reserve) view.
3. Height of light fixture may not exceed 20 feet in total height when measured from grade. Light may not spill onto neighboring properties and a cut off shield may be required. Fixture/post must be black, bronze or dark green in color.
4. Written consent shall be required from neighboring property Owners if the ARC deems appropriate.
5. Construction deposit required.

All other recreational improvements added to the Lot, including but not limited to tennis courts, batting cages, etc., will require ARC approval on a case-by-case basis. Criteria affecting approval of the improvements will include, but not be limited to, Lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the improvements.

BASKETBALL GOALS

Permanent basketball goals are prohibited from being installed/mounted in the front yard. No basketball goal, net or backboard may be kept, placed or mounted to any fence. Every effort should be made to position the goal in a location which is least visible from public view and has the least effect on surrounding neighbors.

Regulation and commercially purchased portable/movable goals may be considered on a case-by-case basis subject to the proposed placement of the goal in relation to driveway, Lot, and adjacent homes.

All basketball goals shall be maintained in such a manner as not to detract from the neighborhood. Maintenance shall include, but not be limited to, the following:

Replacement of torn or missing nets.

Repair of bent or damaged supports, poles, or rims.

Replacement or re-repairing of worn or discolored backboards.

Repair or replacement of the structure or other improvements near to where goal and backboard unit are mounted (e.g., garage roof, doors, gutters, etc.)

If damage to Owner's or a neighbor's adjoining property is incurred because of the installation and/or use of a basketball goal, the Owner of the Lot with such basketball goal

has the obligation to repair the damage, and the SCRMA has the right, but not the obligation, to require the relocation or removal of the goal.

It should be noted that portable basketball goals are prohibited from being placed, even on a temporary basis, at a location (e.g., driveway, street) where play will take place in a street or block the sidewalk.

SWIMMING POOLS

All swimming pools require ARC approval and shall conform to all city and county standards for pool enclosures. Portable or permanent above ground swimming pools are prohibited. Smaller prefabricated, installed above-the-ground spas or hot tubs are acceptable with ARC approval. All above ground spas or hot tubs must be skirted, decked, screened or landscaped to hide all plumbing, heaters, pumps, and filters.

Swimming pool appurtenances such as rock waterfalls, slides and diving boards must not be over 6 feet in height measured from ground level unless otherwise approved by the ARC. Pool screens or overhead pool shades require ARC approval prior to being installed and must not exceed a maximum 10' in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, and plumbing, etc. must not be visible from public view.

Pool walls shall not encroach into utility easements. If pool plumbing is required in utility easements, the appropriate utility company must be contacted and written approval from utilities must be submitted to the ARC prior to approval of application. Wood or concrete pool decks may be placed over utility easements with ARC approval on a case-by-case basis but are subject to removal by utility companies.

The construction of any equipment related to pools, spas and decks within a utility easement or setback shall require the review and approval of the ARC and prior written approval from the Utility District or relevant utility company.

All back flow drains shall be connected to the Municipal Utility District's sanitary sewer facilities located on Owner's property. Draining or overflow of pool water will be permitted only onto the public street fronting the home by use of a pop-up drain located by the curb. Curb cuts are not permitted. Each Owner should contact the applicable Municipal Utility District operator for specific regulations related to the Lot.

During construction of any pool-related improvements, Owner must keep the site secure from public access and maintained in a clean, workmanlike condition. Owner must also specify in the application where the access points to the backyard and the pool will be located. All owners are specifically prohibited from removing or altering any brick wall that abuts a thoroughfare or right-of-way. SCRMA has no duty to keep the site secure and maintained. A refundable deposit is required. All amenity Lots and Lots that are adjacent to a reserve are required to pay an additional deposit. See the “ARC Approved Application” located on the Shadow Creek Ranch HOA website for fee and deposit information. The deposit will be refunded after the Owner requests an inspection of the improvement by the Association to confirm no damages have occurred and the improvement was built to the approved plan. Failure to request the inspection of improvements that require deposits within 6 months of the date of the approval letter will result in forfeiture of deposit.

WALKWAYS

Walkways should be a complimentary component of the site architecture and should not compete visually with the Improvement and/or landscape. A walkway at least 4 feet in width and no more than 6 feet in width shall be provided from the front door of the Improvement to the street curb or driveway. In addition, a broad landing, not to exceed the width of the porch, may be allowed at the front door and at the connection of the walkway to a roadway edge or curb. On all Lots, a short walk extending from the front entrance to the driveway may be permitted. Curvilinear walkways are encouraged between the front entrance and the sidewalk.

In sections with curb and subsurface drainage systems, the walkway should extend beyond the sidewalk to the street. When building on open drainage Lots in situations where a driveway is more than 125 feet from the front walkway, the walkway may extend through the drainage swale to the road. Culvert and safety end treatments must be used, and walkways must be built at grade and must maintain positive drainage flow as established when the Lot was originally developed.

In those instances where a walkway closely parallels the front elevation of an Improvement, a planting area (a minimum of 4 feet in width) must be maintained between the Improvement and walkway. In such cases, the planting area shall be planted with an appropriate material approved for foundation planting. Steps at elevation change are required on walkway slopes exceeding 4 percent.

Fountains and statuary within the walk and front yard and meandering walkways require ARC approval. The installation of stamped concrete and/or stone paths as walkways on any Lot also require ARC approval.

WINDOW TREATMENTS

Windows

All aluminum windows, screens, sliding doors, and frames for fixed glass shall have a factory applied baked enamel or anodized bronze or white finish. Bright mill finish material is prohibited. The use of foil or reflective mirror finishes on windows is also prohibited. Vinyl clad, aluminum clad, and wood windows will be permitted subject to color approval.

Windows should be architectural features and wherever possible, grouped into recessed areas or bordered by projections that provide a shadow pattern. Scattered windows tend to create awkward shapes and should be avoided.

Window Awnings, Shades, and Coverings

The installation of canvas awnings, upon ARC approval, may be permitted on a home to reduce solar exposure. When allowed, they must be neutral and solid in color and must always be well-maintained.

Awnings will be allowed for use on patios as shade covers, provided they comply with requirements for proper location and color and have received approval by the ARC. Awnings shall not be allowed in front of the home.

The placement of paper, bed sheeting, foil, or other such temporary type of material will not be permitted on any front or visible windows. Storm windows require approval and must complement existing window treatment.

Glazing/Glass Tinting

Reflective mirror finishes will not be permitted. Factory installed tinted glass may be permitted to be used on an Improvement to reduce solar exposure. The application of a film or other forms of material over window or door glazing will not be permitted unless specifically approved by the ARC. All (not only selected) windows on a specific side of an Improvement must be tinted the same when a side of the Improvement is visible to the public.

Window and Door Ornamentation

The installation of metal grills, burglar bars, or storm shutters on the exterior of any window or door, which is visible from public areas, will be prohibited. Any such window or door ornamentation must be installed on the inside of a home and be always screened by shades, shutters, curtains, blinds, or other suitable covering material.

Solar Screening

All solar screens applied to windows will only be considered when the proposed color is complimentary to the exterior color scheme of the main Improvement. The ARC must approve the color and location of all solar screens prior to installation.

SPECIFIC USE GUIDELINES

DECORATIONS AND TEMPORARY SIGNAGE

Decorations and temporary signage are addressed herein in sections III.D (2012 Recorded Guidelines for Display of Certain Religious Items) and I.A (2012 Recorded Guidelines for Display of Flags), as same may be amended from time to time and filed in the Brazoria County and Fort Bend County Real Property Records, and available at www.shadowcreekbranchhoa.com.

Guidelines for School Signs

Sign Size and Dimensions

- School support signs may not exceed 24" x 18" in size.

Timeframe for Display

- Signs may be displayed up to 2 weeks prior to the start of a school event, or academic activity.
- Signs must be removed within 2 days after the event or relevant date.

Location

- Signs must be placed in the front yard only, and no closer than 3 feet from the sidewalk or curb.

- Signs may not be attached to trees, fences, utility poles, houses, mailboxes or any HOA-maintained property.

Design and Messaging

- Signs must be professionally printed or neatly made and must reflect positive, non-commercial messages (e.g., “Proud Home of a Lincoln Elementary Student”).
- Signs may not contain political, commercial, religious, national flags, state flags or offensive content.

Illumination and Accessories

Signs may not be illuminated or include flashing lights, sound elements, or motion features.

Enforcement

Homeowners are responsible for any damage to landscaping or HOA property caused by the placement of signs.

SINGLE FAMILY RESIDENCES

Lots within SCR shall be used exclusively for single-family residential purposes in accordance with the Declaration. Unless otherwise approved by the Board, garage sales or yard sales (or any similar vending of merchandise) conducted on any Lot are limited to two events per year, provided the proper city permit is obtained by the Homeowner.

ANIMALS AND PETS

The keeping of animals and pets shall be governed by Pearland City Ordinance, as same may be amended from time to time.

TENTS, MOBILE HOMES AND TEMPORARY STRUCTURES

No tent, shack, mobile home or other structure of temporary nature shall be placed upon a Lot of Tract or any part of the Properties without ARC approval. Any ARC approval may contain additional restrictions or requirements related to placement, duration, and use of said structure, as the ARC deems appropriate. The foregoing prohibitions shall not apply to restrict the construction or installation of a single utility or similar outbuilding to be permanently located on a Lot, provided it receives the prior approval of the ARC.

DISPOSAL OF TRASH

Trash and recycling receptacles or piles, including lawn debris, may not be placed at street curbs earlier than 5 p.m. on the day prior to the scheduled day of service. Trash bins or recycling receptacles must be removed from the curb and placed out of sight from street view by 8 a.m., the day after trash service.

GRASS AND SHRUBBERY MAINTENANCE

The Owner of each Lot shall landscape the areas of his Lot, which are visible from the street or adjacent property in accordance with the Landscaping Guidelines below. All Lots located at street intersections shall be landscaped to permit clear sight lines across the street corners. Grass and weeds shall be kept mowed to prevent unsightly appearance, and all curbs, roadways, drives and walkways shall be kept edged. Dead or damaged trees and shrubbery shall be promptly removed or replaced, and if not removed by the Owner upon request, then the VOEB or SCRMA may remove or cause to be removed such trees or shrubbery at the Owner's expense and shall not be liable for damage caused by such removal. Refer to the Landscaping Guidelines below for more information concerning acceptable landscape materials and maintenance.

LANDSCAPING GUIDELINES

It is the intent of this section to establish certain requirements and criteria, which will ensure a minimum standard for landscape treatment for Lots in SCR. Some neighborhoods may require different landscaping requirements as per any applicable dedicatory instruments.

ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES

Planting Beds

Planting beds should complement the architecture of an Improvement and should have a minimum depth of 4 feet from the base/foundation of the home. Curved-linear beds are encouraged. All planting beds are recommended to be mulched with a minimum of 2 inches of shredded bark or mulch. Bark or mulch color must be a dark or natural tone. The front foundation of Improvements must be kept screened with approved evergreen shrubs.

Edging and Borders

Edging around planting beds is encouraged for maintenance purposes and helps define the shape of the beds. Edging should not compete with or dominate the landscape treatment but should enhance its appearance. Natural border plants, such as monkey grass, liriope or jasmine, are strongly encouraged around all bed areas.

Acceptable edging material includes landscape timber, steel, brick or stone. Stone may be laid flat as accent material or stacked. In no instance shall holes in brick be visible to the public. Landscape timbers can be laid either horizontally or vertically, having a uniform height or edge. Landscape timbers must be maintained in attractive condition and must be replaced with a likeness or other pre-approved border material if the original timbers are allowed to deteriorate.

Unacceptable edging material includes wire, railroad ties, or other materials not in character with the desired landscape effect. All edging and border material must comply with these Guidelines and shall require prior approval by the ARC prior to installation.

Yard Trees

Depending on the neighborhood, a minimum of two front yard trees is required for every Lot, unless otherwise authorized by the ARC. Corner Lots may require an additional side yard tree. Yard trees are to be either container grown or machine transplanted with a minimum caliper of 3 inches measured 6 inches above grade. It is the Owner's responsibility to maintain and replace, if necessary, said yard trees with one of the same species as removed. Yard trees should be kept trimmed and always shaped. Yard trees in the front yard should not encroach on sidewalk or walkways. In addition, backyard trees should not be grown past property owners fence line. Any additional yard trees, which a homeowner may desire to plant, are to be either container grown or machine transplanted and must conform to the approved plant palette attached hereto. No fruit trees are permitted in front or side yards. No trees shall be cut or removed except to provide room for construction of Improvements or to remove dead or unsightly trees; provided, however, that removal of any tree in excess of a four inch (4") caliper requires the approval of the ARC and the replacement, one for one, of such tree with a tree of equal or greater caliper. Any void, depression or hole created by the removal of dirt or a tree must be filled in accordance with the requirements of the ARC.

Any changes to trees on Lots or Tracts, or residential reforestation on Lots or Tracts shall require the prior written approval of the ARC. Each residential Lot or Tract in SCR shall

maintain two trees in the front yard, which shall be listed on the ARC Approved Plant List, which can be found online at www.shadowcreekbranchhoa.com, and is attached within this document.

Potted Plants Guidelines

Homeowners may place up to three (3) potted plants on the front portion of the Lot, visible outside of the fence line, without prior approval from the ARC Committee.

Pot dimensions shall not exceed 1 foot in diameter and 2 feet in height.

The plant itself shall not exceed a maximum height of 3 feet.

All potted plants must be well maintained. Any pot containing a dead or decaying plant must be promptly removed or replaced to maintain the overall aesthetic of the property.

FILED and RECORDED

Instrument Number: 2026000296

Filing and Recording Date: 01/05/2026 11:01:36 AM Pages: 38 Recording Fee: \$169.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

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

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina