

**NORMANDY FOREST  
HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CONTROL GUIDELINES**

The Normandy Forest Deed Restrictions state that “.....No building, fence, wall or other structure or improvement of any nature shall be placed, constructed, erected, or maintained on any Lot, nor shall any exterior addition to or change, alteration therein be made until construction plans and specifications for the same have been submitted to and approved in writing by the Committee (“Architectural Control Committee”) as to conformity and harmony of external design and location in relation to the provisions of this Declaration (“Deed Restriction”).....” Under the Deed Restrictions, the Architectural Control Committee shall also have the right, where not otherwise set forth in the Deed Restriction, to specify:

- (a) Minimum setbacks;
- (b) The location, height, and extent of fences, walls, or other screening devices;
- (c) The orientation of structures and landscaping on Lots with respect to streets, walks, and structures on adjacent properties, however, the Committee shall not require setbacks further away from the streets than any platted building line; and
- (d) A limited number of acceptable exterior materials and/or finishes that may be used in the construction, alteration or repair of any improvement.

Accordingly, the Architectural Control Committee (“ACC”) has developed these guidelines to inform all Normandy Forest homeowners of the procedures and requirements for approval of all additions, modifications and alterations to properties within the Normandy Forest Homeowners Association.

1. **Antennas and Satellite Dishes:** Article VII, Section 13 of the Deed Restrictions states that “No radio or television wires or antennae or satellite dish shall be placed so as to be visible to public view from any street or Common Area, or from adjoining property.” However, since the adoption of the Deed Restrictions, the Federal Communication Commission (FCC) has enacted legislation that limits homeowner association’s ability to restrict use of antennas and satellite dishes. Therefore, the ACC has adopted the following guidelines, in accordance with FCC regulations, governing the use, location, size and height of antennas and satellite dishes:

No antenna or satellite dish which exceeds one meter (39 inches) in diameter or antenna or satellite masts which extends more than twelve feet (12’) above the roof line of any residence is permitted on any Lot unless approved in writing by the Architectural Control Committee. No electronic or mechanical antenna, satellite dish or similar device other than one (1) antenna or satellite dish one meter (39 inches) or less in diameter for receiving normal television or satellite signals through airways, shall be erected, constructed, placed or permitted to remain on any Lot unless such installation strictly complies with the following minimum conditions. The minimum conditions are as follows:

- (a) If adequate performance is achieved, an antenna or satellite dish must be located to the rear one-half (½) of the Lot and must serve only improvements on the particular Lot in which it is located.
- (b) If adequate performance is achieved, an antenna or satellite dish shall not be visible from the street in front of the residence on which the antenna or satellite dish is located.
- (c) To the extent feasible, no antenna or satellite dish shall be constructed or placed or permitted to remain on any utility easement or other easement or right-of-way located on any Lot.
- (d) An antenna or satellite dish must be securely mounted to a base, so as to be able to withstand the effects of high winds or other extraordinary weather conditions.
- (e) No advertising slogans, logos, banners, signs or any other printing or illustration shall be permitted upon or be attached to an antenna or satellite dish, other than logos molded into the dish.
- (f) No antenna or satellite dish shall be permitted to cause any distortion or interference whatsoever with respect to any other electronic device in the Subdivision.
- (g) An antenna or satellite dish shall be one solid color only, either white, black or shades of brown, gray, tan or natural metal.  
All satellite dishes must be approved by the ACC, as to the location, size and height.

2. **Window Coverings:** Temporary window coverings, such as white butcher paper, sheets, etc., will be allowed for the first 30 days of residency only. After the first 30 days, homeowners are required to install permanent window coverings, such as mini-blinds, draperies, etc., with white or neutral backing.

3. **Landscaping/Lawn Maintenance:** All additions to existing landscaping beds, additions of fountains, rock features, yard art, etc. must be approved by the Architectural Control Committee prior to installation.

Each resident of Normandy Forest is required to maintain their yard according to the following standards:

- All grass areas are to be mowed, neatly edged, fertilized and watered regularly.
- All beds are to be well defined and free of weeds, pine needles and leaves.
- Trees/bushes are to be neatly trimmed.
- Grassy areas are to be raked free of pine needles and/or leaves.
- Trash cans are to be stored in garage, out of site, only.

4. **Decorative Fences:** Decorative Fences will be allowed as long as the fence is part of a landscaping package. The landscaping and fence are to be installed at the same time. Decorative fencing must be approved by the Architectural Control Committee prior to installation.

5. **Exterior Painting:** All exterior paint colors shall be approved by the Architectural Control Committee prior to repainting. Color samples should be submitted unless the paint color is the same as what was originally on the house.

6. **Decks/Patios/Porches:** All decks/patios/porches must be approved by the Architectural Control Committee prior to installation. Plans showing the size, location and materials should be submitted to the ACC. No deck/patio/porch will be approved that will encroach into an easement or building line.

7. **Outside Storage Buildings:** Outside storage buildings shall be allowed, only if approved by the Architectural Control Committee. Plans showing the exact size, location and materials should be submitted. No storage building will be approved that will encroach into an easement or building line. Storage buildings must be constructed of the same materials (siding, roofing and paint color) as the house on the lot upon which the storage building is to be constructed. The storage building cannot extend more than two (2) feet above the fence enclosing the building.

8. **Swimming Pool/Spa:** Plans for swimming pools or spas must be approved by the Architectural Control Committee prior to construction. Plans showing the size and location should be submitted to the ACC. No swimming pool/spa will be approved that encroaches into an existing easement.

The Architectural Control Committee is as follows:

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400 Randal Way, Suite 106  
Spring, TX 77388

Mike Durio                21019 La Arbre Lane            281-528-6160  
Spring, TX 7388

All plans for additions, modifications, alterations, or landscaping should be forwarded to Ken Streeter at the addresses shown above. Plans will be reviewed and acted upon within 7 to 10 days, unless additional information is required.