

Park Glen Neighborhood Association, Inc.

Architectural Control Committee

Published Bulletins

Covenants, Conditions and Restrictions Covering Park Glen Phases I through XIII

Excerpted from Park Glen Deed Restrictions: "Declarant from time to time may publish and promulgate bulletins regarding architectural standards, which shall be fair reasonable and uniformly applied and shall carry forward the spirit and intentions of this Declaration." CCR 2.4/2.5

B1.01 Above-ground pools. Above ground pools are temporary improvements not listed in the exceptions noted and are prohibited in all Phases/Villages. Aug-98, Aug-02

B1.02 Basketball goals. (a) Permanent units must be approved prior to installation by the Architectural Control Committee. They must be installed on the outside edge of the driveway, facing the driveway, reasonably setback from the sidewalk. They may not be mounted on the home or garage. They must be kept in good repair and landscaping must be maintained around them. (b) Portable goals are restricted by law. They cannot block the sidewalk, be in the street or the grass facing the street and they must face the driveway. They cannot block the "line of sight" for your neighbors backing out of their driveways. When not in use, they must remain in the upright position or be stored out of sight. Nov-98, Aug-02

B1.03 Building materials. All structures and exterior construction require written authorization prior to construction from the Architectural Control Committee. Materials and design for any building constructed on a lot must be similar to those used in construction of the home. This includes wood and vinyl siding and masonry products. Aluminum structures are not allowed.

Aug-99, Aug-02

B1.04 Fences. (a) Wood fence treatments require written authorization prior to application from the Architectural Control Committee. Wood fences shall be left to weather naturally or stained with a clear preservative, light wood-colored transparent stain or Olympic oil-based stain in the color Cape Code (light gray). Colors not found typically in fence materials such as dark brown or dark red are prohibited. Only natural wood toned stains may be applied. Painting or whitewashing of any fence is prohibited. (b) Standard screening fences between houses in Park Glen are 6 feet in board length. They may be increased to 8-foot height if decreased over the last 10 feet to match any adjoining 6-foot fence. Fences in side yards of corner lots, those next to schools and parks, and those encroaching on the right-of-way may be subject to the variance laws of the Fort Worth Board of Adjustments. Any change to fence placement or any fence addition requires the prior written approval of the Architectural Control Committee. (c) Iron gates and fences are allowed, subject to the same height requirements as wood fences. All iron fences and gates must be painted black, unless specifically approved by the Architectural Control Committee. (d) Where elevation changes or retaining walls exist at the intersection of two adjoining segments of fence, the transition shall be made smoothly by installing taller pickets on the lower section of fence so that there is not a noticeable gap or change in height at the intersection. (e) Holes, gaps, windows or screens may not be cut from the wooden fence pickets for the purpose of allowing pets visibility out of the fenced area. Any pickets with holes, gaps or missing segments will need to be replaced as part of normal fence maintenance. (f) Fences may not be constructed in whole or in part from lattice or any type or material. This includes primary 6' back yard fences or any other screening fence designed to hide outdoor AC units or any other portion of the property. Other than as a support structure for climbing plants as a part of a landscaping design, lattice is prohibited for all uses.

Nov-97, Oct-98, Aug-02, Apr-11

B1.05 Flag displays. Patriotic and decorative/seasonal flags in sizes not to exceed 4' by 6' may be displayed on poles in house-mounted brackets. All flags must be maintained in good condition and removed when no longer appropriate to the season. Aug-02

B1.06 Garage Use. In all Phases, no garage shall be converted to living space or used in any manner so as to preclude the parking of two automobiles therein. Aug-02

B1.07 Lawn and landscape mix. Shrub and flowerbeds must be well maintained. Shrubs/flowerbeds should be at least 10 per cent and not more than 25 per cent of the yard area visible from the street. Major changes visible from the street require written authorization from the Architectural Control Committee prior to making changes. Aug-99, Aug-02

B1.08 Lawn decorations. Lawn decorations visible from the street must be in the shrub/flowerbed areas immediately adjacent to the house and must be unobtrusive in relation to surroundings and must maintain the harmony and conformity of the neighborhood appearance. Placement of any large object and/or objects outside the above stated beds require prior written authorization by the Architectural Control Committee. Aug-99, Aug-02

B1.09 Paint colors. In order to maintain the original harmony of color schemes in Park Glen Prior written approval must be obtained before painting any part of the house including trim and doors (*front entry or garage*). Colors generally deemed acceptable are light-medium neutrals for siding, trim and doors. Dark neutral colors compatible with the brick may be acceptable for accents such as doors and shutters. Entry doors may be painted black or other dark colors complimentary to the existing color palette of the home. Garage doors should match the wood paneling on the main surface of the house and may not be painted black. Special treatments or ornate replacement doors must be approved prior to installation. Bold, very dark, or pastel colors are prohibited. Dark earth tones and neutral tones may be used on trim, shutters or entry doors with approval from the Architectural Control Committee. May-96, Nov-97, Apr-98, Jul-99, Aug-02, Apr-11

B1.10 Parking. No boat, trailer, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle may be stored, parked or kept on any driveway, in any front yard, or in the street in front of a Lot for more than 48 hours nor more frequently than two (2) times per month, nor shall any such vehicle or equipment be parked for storage in the side or rear yard of any residence. Aug-02

B1.11 Patio Covers. Materials, colors and structural lines must match those of the home. Solid roofs must have a minimum of 5"/12" pitch and be shingled to match the house. Open slat roof structures need not meet the pitch and shingle requirements above. All structures, including but not limited to patio covers, pergolas, arbors and gazebos require written approval by the Architectural Control Committee prior to construction. Aluminum or metal structures are prohibited. Aug-99, Aug-02, Apr-11

B1.12 Pet homes in fences or doors. Pet observation holes/windows in fences and pet doors of any kind that are visible from the street are prohibited. Feb-99, Aug-02

B1.13 Political signs. During election campaigns, candidate and issue signs may be displayed two months for days prior to the election but must be removed the day after the election. Signs should be limited to one sign per candidate or issue. Jul-95, Aug-02

B1.14 Retaining walls. Retaining walls were installed by builders on the backs and sides of some sloping lots and cannot be extended into the right-of-way in front. Replacement of retaining walls must be approved by the Architectural Control Committee and may require a city permit and an engineering study. Retaining walls across the front are considered outside the harmony and conformity of the neighborhood. This paragraph does not include tree-wells and flower/shrub beds. (See B1.07). Aug-02

B1.15 Roofing. Unless otherwise approved in writing by the Architectural Control Committee, no roof on any structure or any house shall have less than a 5"/12' roof slope. All roofs must be covered with

lightweight 20-year composition shingles (meaning having a manufacturer's warranty of at least 20 years) or architectural style shingles all in a color of charcoal gray or the approximate color of weather cedar shingles. Aug-02

B1.16 Storage buildings. Sheds may not exceed 100 square feet in floor space. Height of either size may not exceed 8 feet defined as the distance from the ground level to the highest point of the structure. The roof style must be gable (upside-down V). Gambrel (barn-style) roofs are prohibited. Roof materials must be shingles to match the type and color of those on the house. Building materials must be similar to those on the house such as construction with wood, vinyl or masonry siding. Shed colors must match the color(s) of the house. Sheds must have an appropriate building permit and are not permitted in utility easements. Sheds require written approval prior to construction from the Architectural Control Committee. Sheds may not be made of aluminum, plastic, vinyl or any other synthetic resin. Plastic "deck bins" or storage closets may not exceed six (6) feet in height and may not be visible from any street or public right of way. May-00, Aug-02, Apr-11,

B1.17 Vinyl siding. Siding installations must conform in appearance and color to those originally offered by the builders. Two-toned or non-traditional installations such as starbursts, stripes, etc. are not allowed. Siding installations require written approval from the Architectural Control Committee prior to beginning the application. Aug-02

B1.18 Pool Equipment. All above-ground pool equipment such as pumps, filters and associated plumbing must be installed behind the backyard fence and may not be visible from any street or public right of way. At the time of installation of the pool and/or equipment, fences may be extended towards the front of the house subject to existing fence regulations. Any necessary modification to existing fences should be included in the modification request submitted to the Architectural Control Committee at the time of installation of the pool and/or equipment. Apr-11

B1.19 Driveways and Entry Walkways. All paved surfaces on the residence, including the driveway and paved walkways to the front entry, including front porch, but not including the city-owned community sidewalk near the street, shall be maintained by the resident. Surface cracks are acceptable, but structural faults and settling that cause the surface to be hazardous for pedestrians are sufficient cause for repair. This includes but is not limited to cratering and crushed areas, raised or settled segments that cause a step or notch in the previously smooth surface larger than one inch in height, or otherwise crumbling or failing pavement. Apr-11

B1.19 Storage of Garbage and Recycling Containers. Garbage and recycling containers may not be stored in any location where they will be visible from the street, public right-of-way or any adjacent neighbor's front entryway, driveway or front lawn. Recommended storage locations are either in the garage, behind the backyard fence, or behind the house in the back yard, such that containers are not visible from the locations listed above. Screening fences of any sort are prohibited, except with specific approval by the Architectural Control Committee. Apr-11

RELIGIOUS ITEM DISPLAY GUIDELINES

(a transcription of guidelines dated 12/30/2011 that were included in a dedicatory instrument filed with the County Clerk 3/20/2012 as Instrument D212067329)

In order to comply with the procedures set forth by Chapter 202.018 of the Texas Property Code which precludes Associations from adopting or enforcing a restrictive covenant which governs an Owner or resident's right to display or affix on the entry to the Owner's or resident's dwelling one or more religious items the display of which is motivated by the Owner's or resident's sincere religious belief. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. Pursuant to Section 20.018 of the Texas Property Code, the Association is permitted to adopt certain limitations on the display of religious items.
2. An Owner or resident may not display or affix a religious item on the entry to the Owner or resident's dwelling which:
 - A. Threatens the public health or safety;
 - B. Violates a law;
 - C. Contains language, graphics or any display that is patently offensive to passerby;
 - D. Is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the Owner's or resident's dwelling; or
 - E. Individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size greater than 25 square inches;
 - F. Violates any deed restrictions that do not conflict with this statute.
3. The Owner must still use colors and materials for their entry doors and door frames that comply with the deed restrictions and must not alter their entry door or door frame in a way that violates the deed restrictions.
4. The Association may remove an item that violates these guidelines.

SOLAR ENERGY DEVICE GUIDELINES

(a transcription of guidelines dated 12/30/2011 that were included in a dedicatory instrument filed with the County Clerk 3/20/2012 as Instrument D212067329)

In order to comply with the procedures set forth by Chapter 202.010 of the Texas Property Code which precludes Associations from adopting or enforcing a complete prohibition on solar energy devices, the Association has adopted certain limitations on solar energy devices. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. For purposes of the Association, the term "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 has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
2. Solar energy devices may not be installed without prior written approval of the Architectural Control Committee (ACC), or its equivalent.
3. An Owner may not install a solar energy device that:
 - A. As adjudicated by a Court, threatens the public health or safety; or violates a law;
 - B. Is located on property owned or maintained by the Association;
 - C. Is located on property owned in common by the members of the Association;
 - D. Is located in an area on Owner's property other than on the roof of the home or of another structure allowed under a dedicatory instrument; or in a fenced yard or patio owned and maintained by the Owner;
 - E. If mounted on the roof of the home:
 - i. Extends higher than or beyond the roofline;
 - ii. Is located in an area other than an area designated by the Association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent (10%) above the energy production of the device if located in an area designated by the Association;
 - iii. Does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; or
 - iv. Has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;
 - F. If located in a fenced yard or patio, is taller than the fence line;
 - G. As installed, voids material warranties; or
 - H. Was installed without prior approval by the Association or by a committee created in a dedicatory instrument for such purposes that provides decisions within a reasonable period or within a period specified in the dedicatory instrument.
 - I. Substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The written approval of the proposed placement of the device by all Owners of adjoining property constitutes prima facie evidence that such a condition does not exist.
4. During the development period, if applicable, Declarant can prohibit all solar energy devices.

ROOFING MATERIAL GUIDELINES

(a transcription of guidelines dated 12/30/2011 that were included in a dedicatory instrument filed with the County Clerk 3/20/2012 as Instrument D212067329)

In order to comply with the procedures set forth by Chapter 202.011 of the Texas Property Code which precludes Associations from adopting or enforcing a complete prohibition on certain roofing Materials, the Association has adopted certain limitations on certain roofing materials. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. The roofing materials described below may not be installed without prior written approval of the Architectural Control Committee (ACC) or its equivalent.
2. The Association shall not prohibit an Owner who is otherwise authorized to install shingles on the roof of the Owner's property from installing shingles that;
 - A. Are designed to:
 - i. Be wind and hail resistant;
 - ii. Provide heating and cooling efficiencies greater than those provided by customary composite shingles;
 - iii. Provide solar generation capabilities; and
 - B. When installed:
 - i. Resemble the shingles used or otherwise authorized for use on property in the subdivision;
 - ii. Are more durable than and are of equal or superior quality to the shingles described by above; and
 - iii. Match the aesthetics of the property surrounding the Owner's property.

RAINWATER COLLECTION DEVICE GUIDELINES

(a transcription of guidelines dated 12/30/2011 that were included in a dedicatory instrument filed with the County Clerk 3/20/2012 as Instrument D212067329)

In order to comply with the procedures set forth by Chapter 202.007 of the Texas Property Code which precludes Associations from adopting or enforcing certain prohibitions or restrictions on rain barrels and rain harvesting systems, the Association has adopted certain limitations on rain barrels and rain harvesting systems. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents or the Association that were not legally affected by the statute.

1. Rain barrels and rain harvesting systems may not be installed without prior written approval of the Architectural Control Committee (ACC), or its equivalent.
2. An Owner may not install a rain barrel or rainwater harvesting system if:
 - A. The property is: (1) Owned by the Association; (ii) Owned in common by the members of the Association; or (iii) Located between the front of the Owner's home and an adjoining or adjacent street; or
 - B. The barrel or system: (i) Is of a color other than a color consistent with the color scheme of the Owner's home; or (ii) Displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
3. The Association may regulate the size, type, and shielding of, and the materials used in the construction of, a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or at any other location that is visible from a street, another lot, or a common area if:
 - A. The restriction does not prohibit the economic installation of the device or appurtenance on the Owner's property; and
 - B. There is a reasonably sufficient area on the Owner's property in which to install the device or appurtenance.
4. In order to enforce these regulations, an Owner must receive written approval from the Board or the architectural control or review committee (if one exists) prior to installing any rain barrel or rainwater harvesting system. Accordingly, prior to installation, an Owner must submit plans and specifications to and receive the written approval of the Board or architectural control/review committee. The plans and specifications must show the proposed location, color, material, shielding devices, size and type of such system or device (and all parts thereof). The plans should also identify whether the device or any part thereof will be visible from any street, other lot or common area.
5. Rain barrels or rainwater harvesting systems should generally be designed to be unobtrusive in location and appearance and must not cause drainage problems to the property or its neighbors.

FLAG DISPLAY GUIDELINES

(a transcription of guidelines dated 12/30/2011 that were included in a dedicatory instrument filed with the County Clerk 3/20/2012 as Instrument D212067329)

In order to comply with the procedures set forth by Chapter 202.011 of the Texas Property Code which precludes Associations from adopting or enforcing certain prohibitions or restrictions on certain flag displays, the Association has adopted certain limitations on flag displays. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. An Owner or resident may display:
 - A. The flag of the United States of America;
 - B. The flag of the State of Texas; or
 - C. An official or replica flag of any branch of the United States armed forces.
2. An Owner may only display a flag described above if such display meets the following criteria:
 - A. A flag of the United States must be displayed in accordance with 4 U.S.C. Sections 5-10;
 - B. A flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code;
 - C. A flagpole attached to a dwelling or a freestanding flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling;
 - D. The display of a flag or the location and construction of the supporting flagpole must comply with applicable zoning ordinances, easements and setbacks of record;
 - E. A display flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed;
3. The Association hereby adopts the following additional restrictions on the display of flags on an Owner's lot:
 - A. An Owner may not install a flagpole which is greater than twenty feet (20') in height, and must be equipped to minimize halyard noise;
 - B. An Owner may not install more than one flagpole on the Owner's property. A flagpole can either be securely attached to the face of the dwelling or be a freestanding flagpole;
 - C. Any flag displayed must not be greater than 4 x 6 in size;
 - D. An Owner may not install lights to illuminate a displayed flag which, due to their size; location or intensity, constitute a nuisance;
 - E. An Owner may not locate a displayed flag or flagpole on property that is:
 - i. Owned or maintained by the Association; or
 - ii. Owned in common by the members of the Association.
4. Prior to erecting or installing a flag and/or flag pole, an Owner must first submit plans and specifications to and receive the written approval of the Board or Architectural Control Committee (ACC). The plans and specifications must show the proposed location, material, size and type of such flag and flagpole (and all parts thereof, including any lights to illuminate the displayed flag).