

Wilderness Trails Home Owners Association Architectural Control Committee Minimum Building Standards

1. Statement of Purpose:

1.1 The intent of the following document is to set forth minimum building

standards to ensure the homeowners in the Wilderness Trails Subdivision that good quality housing will be maintained and thereby insuring a good return on their investment in their home and the neighborhood. It is also intended that this document serve as a guide to the individual homeowner who wishes to add to, modify, or renovate their property. Sections have also been included for anyone who wishes to build a new home within the subdivision

These building standards are not intended to supersede the local building codes or standards, but as an addition to those standards for housing within the Wilderness Trails Subdivision. In the event of a conflict between this document and any city, county or state building codes or standards, the Architectural Control Committee of the Wilderness Trails Homeowners Association, here after also referred to as "Committee", reserves the right to review the discrepancy and make the final ruling.

1.2 All new construction, alterations, or renovations to any lot, house or structure as a minimum should be done in accordance with the Friendswood City Building Codes and Ordinances and the following minimum standards provided by the Wilderness Trails Architectural Control Committee. The Committee is not responsible for enforcement of building code and city requirements. However, if violations of codes and ordinances are observed, or if builder is not building in conformance to drawings and specifications approved by the City, such violations will be reported to the authorities for action.

1.3 All modifications to any property, lot, house or structure shall be submitted to the Architectural Control Committee for approval unless specifically exempted in the following documentation or the Wilderness Trails Declaration of Covenants, Conditions and Restrictions.

2. New Home Construction:

2.1 The Committee will review plans and specifications for each house (except as allowed in section 2.2). Committee will respond in writing (or other agreed upon method) on submittals for each house within 30 days as allowed by Deed Restrictions. Builder shall submit:

2.1.1 Plan and elevation drawings (unless approved as standards).

2.1.2 Plot plan drawing.

2.1.3 Brick selection and colors of all painted exterior features (e.g. trim, garage doors, columns, shutters).

2.1.4 Roof style and color.

2.1.5 List of any requested deviations from the requirements of this document or the Deed Restrictions (or from pre-approved standard plans and elevations if applicable).

2.1.6 Foundation drawings (plan /sections with complete general notes and references (see #2.21 below).

- 2.2 If Committee approves standard plans /elevations, see section 2.1 for submittal requirements for standard drawings, the Committee reserves the right to evaluate placement of any plan/ elevation on any lot and require modifications to the design for valid reasons such as (but not limited to) architectural appeal of a given house on a specific lot, privacy of adjacent homeowners, arrangement of the house /garage, proximity to similar designs, etc.
- 2.3 If standard plans /elevations are to be marketed by builder(s):
- 2.3.1 A minimum of ten floor plans considered marketable in the development shall be proposed and approved by committee; Committee shall evaluate mix of one and two story plans.
 - 2.3.2 There Shall be a minimum of three significantly different approved elevations for each plan (more than three recommended for most popular plans).
 - 2.3.3 Of all houses built, a maximum of 20% shall be of a single floor plan.
 - 2.3.4 A maximum of 5% of the houses built shall have identical or “essentially identical” (see 2.4 below) elevations dispersed throughout the development in conformance to separation criteria below.
- 2.4 Separation of identical or essentially identical elevations: “essentially identical” elevations have similar features in the elevations to the extent that they are visually the same to someone driving through the area.
- 2.4.1 There shall be a minimum of five houses on both sides of the street between any two identical/essentially identical elevations.
 - 2.4.2 In addition to 2.4.1 above, elevations having similar dominant architectural features, e.g., dormers, similar roof lines, cornice, shall not be placed side by side.
- Note:** The Committee reserves the right to modify the above at its discretion.
- 2.5 For standard plans, the builder shall submit plot plan for each house lot indicating plan/ elevation #, service entrance and air conditioner condensing unit locations and other information required by the City. Committee approval will be conveyed via stamped “APPROVED” plot plan returned to builder with or without comments upon which approval is contingent.
- 2.6 Wood shingle roofing shall not be used. Fiberglass or composition shingles shall be of a style compatible with the existing shingles. If the house will have to be re-shingled as in the case of a second story addition, the shingles shall be of a style simulating the appearance of wood shingles (eg. “Timberline” or Elk “Prestique” style), not straight tab type. All types and colors of roofing are subject to approval by the Committee.
- 2.7 No portion of a building as defined in Article III, Section 4, page 6 of the Deed Restriction shall be placed within ten (10) feet of an interior side lot line. {City zoning requirement }
- 2.8 Fence Designs are required to be approved by Committee per Deed Restrictions.

- 2.9** Colors are subject to approval by Committee. Refer also to section 10.2 of this document for full description.
- 2.10** Where driveways meet streets, the driveway shall not abruptly drop off more than 1 1/2 inches or there shall be a sloped transition (no steeper than two to one, horizontal to vertical).
- 2.11** On all corner lots, there shall be a concrete ramp at the corner joining the sidewalk to the street.
- 2.12** Gutters (aluminum extruded) required at front and full sides minimum to preserve appearance of landscaping.
- 2.13** Builder/homeowner is responsible for cleanup of wind-blown debris originating from construction job site and shall insure that mud and spills from delivery vehicles are promptly cleaned up to avoid traffic hazards. Builder shall take appropriate measures during hurricane season to minimize risk to existing homeowner's property.
- 2.14** Builder shall notify Committee promptly if plans change substantively during construction for any reason in order to obtain Committee approval to proceed. If builder does not so notify Committee and Committee fails to observe such deviations as the house is being constructed, this does not constitute waiver of requirement for approval.
- 2.15** The builder/homeowner shall use domestic fired clay brick with only one exception; custom detailed brick work accents recommended for architectural interest and quality finish.
- 2.16** Builder shall routinely furnish copy of color selection sheet to Committee (brick, paint colors) for each house as soon as available; Committee reserves right to require changes to color schemes, but this is usually not necessary unless a mistake has been made. Brick/trim colors on adjacent houses (or across street) shall not be essentially identical.
- 2.17** Concrete flatwork: (Refer also to Section 11.4 of this documents.)
- 2.17.1** Shall meet City Codes. (see #2.21 below)
 - 2.17.2** Sidewalks, driveways and patios shall be "picture frame" broom finished.
 - 2.17.3** Sloped away from adjoining structures.
 - 2.17.4** Straight or uniformly cured at sides (not irregular).
 - 2.17.5** Exhibiting gradual slope transitions (not undulating).
 - 2.17.6** Sidewalks - alternating expansion and control joints on uniform spacings (10' between expansion joints with control joints halfway between).
 - 2.17.7** Driveways - expansion joints as required for size of pour.
- Note:** Committee will monitor quality of flatwork as it effects appearance of quality in the subdivision.
- 2.18** Air conditioner condensing units shall be located at side of house in least visible location, closer to rear of house than to front, behind privacy fence.
- 2.19** Service entrances for electrical and telephone shall be underground (no overhead lines to houses) with breaker panel opening to the inside of the house if allowed by Code; water service entrances shall be inside an exterior wall of the house (for freeze protection) with recessed valve box
- 2.20** Rows of soldier brick on front elevations shall be extended around sides of house where architecturally appropriate for continuity, not stopped at corners to form a front facade only.
- 2.21** Committee is not responsible for enforcement of building code and city requirements. However, if violations of codes and ordinances are observed, or if builder is not building in conformance to drawings and specifications approved by the City, such violations will be reported to the authorities for action.

- 2.22 Full brick on front and sides of houses where structurally feasible: builder to encourage 100 % brick option by attractive pricing.
- 2.23 Front porches — elevation designs shall protect front doors from sun exposure for improved longevity and appearance of front doors which can become a deed restriction enforcement problem (no shallow token” front porches; 4 ft minimum depth); also, front porches lighting should adequately illuminate entry and house numbers; use of brick columns should be maximized, wood columns minimized for long term maintenance purposes.
- 2.24 Detached garages are preferred but if plans call for an attached garage it shall not face the front, the street, unless it is set back a minimum of 30 feet from front line of property. No front-located side entry garages will be accepted, rear-located side-entry are acceptable and preferred on corner lots. Aluminum garage doors shall be standard.
- 2.25 Two car garages shall be provided as a minimum, three car garages are preferred. Builder or Developer to provide three car garage as a reasonably priced option.
- 2.26 Garage orientation (left/right side of house) to follow slide-along concept (all driveways on same side of house) down each side of the street such that garages are not prominent visually and to maximize distance between driveways; side entry garages recommended on corner lots.
- 2.27 Builder to provide a minimum of \$1,000 landscaping allowance in addition to full sodding of front and sides, sprigged rear; sod at sides to extend back to privacy fence; two large caliper trees, 4 to 6 inch diameter at base of trunk, minimum in front yard.
- 2.28 New house shall have a 6 foot cedar privacy fence included in sales price of house.
- 2.29 Houses to have divided glass windows all around for quality finish.
- 2.30 Builder /Developer to preserve existing trees as much as possible.
- 2.31 Refer also to Section 11 for additional information concerning drainage of lots, concrete work and color selection information.

3. *Second Story, and Room Additions*

- 3.1 The homeowner shall submit a plot plan, wall section elevation with materials of construction, and at least two exterior elevations (front and one side) to the Committee for approval. The plans shall indicate the ties to the existing structure and any specific information on how the existing building will be modified. Committee approval will be conveyed via stamped “APPROVED” plot plan returned to Homeowner /builder with or without comments upon which approval is contingent.
- 3.2 The conversion of a garage to additional rooms is not acceptable.
- 3.3 The homeowner shall submit a sample of the exterior brick, the finished color, and any siding to be used; refer to #3.4 below. Colors are subject to approval by the committee, refer to the color selection information in Section 11.2 of this document. If the same brick and color of the existing structure is to be used for the new construction a comment on the Architectural Control Committee approval form stating this is sufficient.
- 3.4 Overall shape of houses and roof-lines in particular should promote architectural interest using prominent features; boxy designs will not be acceptable. The room addition, if added to the front or side of the house, shall maintain the percentage of brick or stucco requirements for the front and sides of the house.
- 3.5 If the homeowner plans to modify or change the color of their home they shall submit samples of the proposed colors to the Committee for approval. (Refer also to the color selection information in Section 11.2 of this document.

- 3.6 The homeowner shall use domestic fired clay brick The only one exception being custom detailed brick work accents recommended for architectural interest and quality finish.
- 3.7 Second story additions need not be bricked but a sample of the exterior siding material shall be submitted with the plans for approval by the Architectural Control Committee.
- 3.8 The homeowner shall indicate the extent of any demolition, which shall include the removal of any trees or landscaping. The homeowner should preserve any existing trees where ever possible.
- 3.9 Wood shingle roofing shall not be used. Fiberglass or composition shingles shall be of a style compatible with the existing shingles. If the house will have to be re-shingled as in the case of a second story addition, the shingles shall be of a style simulating the appearance of wood shingles (eg. "Timberline" or "Elk Prestique" style), not straight tab type. All types and colors of roofing are subject to approval by the Committee.
- 3.10 Any changes to the fence designs due to room additions are required to be approved by the Committee per deed restrictions. (Refer to Section 7 of this document)
- 3.11 Any second story additions that change the roof overhang will require gutters (aluminum extruded). Guttering and down spouts will be required at front and sides minimum to preserve appearance of landscaping and control rainwater runoff.
- 3.12 The homeowner /builder is responsible for clean up of wind-blown debris originating from his construction job site and shall insure that mud and spills from delivery vehicles are promptly cleaned up to avoid traffic hazards. Builder /homeowner shall take appropriate measures during hurricane season to minimize risk to other homeowners' property.
- 3.13 Homeowner /builder shall notify Committee promptly if plans change substantively during construction for any reason, in order to obtain Committee approval to proceed. If homeowner /builder does not so notify Committee and Committee fails to observe such deviation as the house is being constructed, this does not constitute waiver of requirement for approval.
- 3.14 No portion of a building as defined in Article 111, Section 4, page 6 of the Deed Restriction Shall be placed within ten (10) feet of an interior side lot line. {City zoning requirement }
- 3.15 Additional References:
 - 3.15.1 General Information Section 11.

4. Sun Rooms, Patio Covers, & Enclosing Patios

- 4.1 The homeowner shall submit a plot plan, wall section elevation with materials of construction, and at least two exterior elevation (front and one side) to the Architectural Control Committee for approval. The plans shall indicate the ties to the existing structure and any specific information on how the existing building will be modified. Committee approval will be conveyed via stamped "APPROVED" plot plan returned to Homeowner /builder with or without comments upon which approval is contingent
- 4.2 Sun Rooms shall be constructed of high quality structural aluminum and approved safety glass, approved referring to FM/UL listed or OSHA approved safety glass. The sun-room should be installed, preferably, by a reputable contractor familiar with the construction and installation of sun rooms.
- 4.3 Structural aluminum shall be anodized and painted with a high quality paint or have baked enamel finish.
- 4.4 Concrete and foundation work shall comply to all applicable City of Friendswood Building codes. (refer to Section 2.21 & 11.4.)

4.5 Plans for Patio covers shall be submitted to the Committee for approval. (refer to Section 4.1)

4.6 If a patio cover is to be constructed of aluminum it shall be constructed as follows:

4.6.1 Aluminum shall be high quality structural aluminum.

4.6.2 The aluminum shall be either anodized, painted with a high quality paint, or have a baked enamel finish. The sample of the aluminum with the finish shall be submitted to the committee for approval.

4.6.3 The ends of all aluminum shall be covered so no exposed sharp edges are exposed. Preferably with a box type rain gutter, similar to those used by most general contractor who install aluminum patio covers.

Alternatives for aluminum construction shall be submitted to the Committee for approval prior to use.

4.7 Flat, solid roof constructed patio covers shall be designed to withstand 90 mile per hour winds, and capable of supporting 3 inches of standing water.

4.8 Materials of construction which shall not be used are tin, corrugated tin, corrugated fiberglass panels, unfinished aluminum panels and welded pipe unless the pipe has been properly cleaned and painted with a high quality paint.

4.9 If a homeowner wishes to enclose an existing patio it shall be treated as a room addition and shall follow the guidelines in section 2 above. The homeowner shall in addition to the plans stated in section 2 provide specific information on the existing slab and the modifications required to bring it up to the requirements of the City of Friendswood building codes. Submit all plans, sections/details and specifications to the Committee for approval.

4.10 If the homeowner chooses wood construction he/she should use treated lumber or select a wood which is resistant to rotting such as cedar or redwood The patio should be constructed using galvanized nails or screws and zinc electroplated bracing or connection devices were applicable.

4.11 Overall shape of the house in regard to the roof line of the patio should promote architectural interest using prominent features; boxy designs should be avoided if possible.

4.12 Refer also to Section 11 for additional information concerning drainage of lots, concrete work and color selection information.

5. *Pools or Spas*

5.1 The homeowner will be required to submit a plot plan to the committee for approval of any pool addition, either above ground or in ground, which meets any of the following criteria.

5.1.1 Requires any foundation work to support the walls.

5.1.2 Requires excavation of property to install.

5.1.3 Pool capacity is in excess of 2300 gallons of water. (The same capacity as a 14 foot diameter pool with 2 foot walls.)

5.1.4 Contains a pump or water treating system.

5.1.5 Has or will have any decking which exceeds 12 inches in height above the natural surrounding grade.

5.2 The homeowner will be required to submit a plot plan of any whirlpool, spa, hot tub, or sauna to the Committee for approval. Plot plan shall include minimum details of any structures, covers, other than pad covers, and decking if elevation of decking exceeds 12 inches above surrounding natural grade. Minimum details shall include a list of building materials, location of any associated equipment, pumps, heaters, water treatment systems and information on fencing, height and type of construction, around the homeowners property.

6. Patios & Patio Decks

6.1 Installation of patios should be of good quality brick, concrete, or masonry, but no approval will be required for any patio or deck or portion thereof, excluding benches, railings, etc., which do not exceed a height of 12 inches above the surrounding natural grade.

6.1.1 If approval is required, the homeowner will submit a plot plan showing location of patio with a list of building material to be used in the construction.

6.2 Any wooden decks installed do not require approval unless they exceed 12 inches in height above the surrounding natural grade.

6.2.1 If approval is required, the homeowner will submit a plot plan with a list of building material.

6.2.2 Homeowner should use treated lumber or a wood which is resistant to rotting such as cedar or redwood. The decks should be constructed using galvanized nails and/or screws, zinc electroplated connectors and bracing devices. The decking should be anchored to and installed on concrete footings or foundations as a minimum.

7. Fences

7.1 All fences must be of a wooden material and plans for fence installation must be submitted to and approved in writing by the Architectural Control Committee before installation.

7.1.1 Homeowner should use treated lumber or a wood which resists rotting such as cedar or redwood. The fence (s) should be constructed using galvanized nails, zinc electroplated connecting or bracing devices, with 4" x 4" treated fence post anchored /installed in concrete foundations as a minimum.

7.1.2 Wooden lattice material for fencing shall not be used unless used as decorative edging, top or bottom of fencing. Use requires approval of elevation plan and sample of material for approval by the Committee prior to construction.

7.2 If a homeowner is repairing or replacing an existing fence with like material, the homeowner is not required to seek formal approval.

7.3 No side or rear fence, wall, or hedge shall be more than eight (8) feet high.

- 7.4 No hedge in excess of three (3) feet in height shall be erected or maintained nearer to the front lot line than the walls of the dwelling existing on such lot.
- 7.5 No walls or fences in excess of three (3) feet in height shall be erected or maintained nearer to the front lot line than the walls of the dwelling existing on such lot

8. Out Buildings /Structures, Gazebos, Lawn Sheds, & Children's Playhouses or Swing Set/ Playhouse Combinations:

8.1 If a homeowner plans to build or purchases an out-building/structure, a gazebo, a lawn shed or a children's playhouse or a swing set /playhouse combination they shall not be required to obtain approval for its placement or construction unless it meets any of the following conditions:

- 8.1.1 Exceeds the height of the fence surrounding the back yard.
- 8.1.2 Any portion of it is visible from the street or from the surrounding properties natural grade.
- 8.1.3 Requires a foundation for installation.
- 8.1.4 Contains any air conditioning equipment or mechanical equipment that produce noise which can be heard by persons on the surrounding property.
- 8.1.5 Will be located closer than (10) ten feet from the rear lot line or (5) five feet from the interior side lot line. {City Zoning Requirement}

- 8.2 Unattached accessory buildings or structures, etc. shall not be more than 10 feet in height
- 8.3 If the homeowner is required to obtain approval for any outbuilding/structure, a gazebo, a lawn shed or a children's playhouse or a swing set/playhouse combination they shall submit a plot plan showing the location of the structure and submit a description of the type of structure which will be installed.
- 8.4 If the homeowner plans to build onto their existing house to provide a lawn shed or any other structure they will be required to treat it as if it were a room addition and be subject to the conditions contained in section 3 of this document
- 8.5 Any structure or building whether temporary or permanent should be anchored to the ground using foundations or ground auger devices for temporary installations.
- 8.6 Out buildings /structures, gazebos, or lawn sheds shall be constructed of wood, wood siding and have a fiberglass shingles or composition shingle roof. Metal or fiberglass buildings /structures, gazebos, or lawn sheds will not be permitted.

9. Garages, New & Additions to Existing Garages.

Note this section applies to existing houses which are adding a garage or modifying an existing garage. For garages associated with new house construction refer to Section 2 of this document.

- 9.1 Property owners submitting plans for new garages shall submit a overall plot/plat of their property showing all out buildings, the location of the proposed garage addition, and any other details that could effect the appearance of the neighborhood or effect the rights or harmony of adjacent neighbors. In addition the builder /homeowner shall submit all information pertaining to siding or brick to be used, finished color, brick selection and roof shingle selection. If the garage addition changes the drainage the builder /homeowner will submit details of drainage modifications to the committee for review and approval. (refer to section 11.1)

- 9.2 Service entrances for electrical and telephone shall be underground (no overhead lines) with breaker panel opening to the inside of the garage if allowed by Code; water service entrances shall be inside an exterior wall the of the garage (for freeze protection) with recessed valve box.
- 9.3 Detached garages are preferred but if plans call for an attached garage it shall not face the front, the street, unless it is set back a minimum of 30 feet from the front line of the property. No front-located side-entry garages will be accepted, rear-located side-entry are acceptable and preferred on corner lots. Aluminum garage doors shall be standard.
- 9.4 Two car garages shall be provided as a minimum, minimum size of 400 sq. ft. required three car garages or two car garages with a work shop shall be a maximum, f 650 sq. ft.
- 9.5 Garages shall have either a full width, two car, garage door or two single car garage doors installed as a minimum. This shall also apply to three car garages or garage and workshop combinations.
- 9.6 Property owners shall be limited to a detached garage and one additional out building.
- 9.7 Garage/driveway orientation (left/right side of house) to follow slide-along concept such that garages are not prominently visually and to maximize distance between driveways, side-entry garages recommended on comer lots.
- 9.8 Driveway modifications are required to be reviewed by the Architectural Control Committee. The driveway modification shall adhere to the following requirements:
 - 9.8.1 Driveway shall be a maximum of ten feet wide.
 - 9.8.2 Concrete work shall follow guidelines contained in Section 11.4. (refer also to Section 2.21)
- 9.9 Garage shall not exceed 15 feet in height and shall not have a flat roof.

10. Satellite Dishes:

Satellite dishes are acceptable in Wilderness Trails Subdivision; however, they shall not be visible to the normal flow of pedestrian or vehicular traffic.

11. General Information & Guidelines:

- 11.1 If the homeowner changes the drainage of the area in any way with the renovations, the homeowner will be responsible for insuring that adequate drainage culverts, ditches or catch basins are provided to prevent any additional runoff, caused by the renovation, from migrating onto adjacent properties. The homeowner will be responsible for insuring adequate drainage will be provided to eliminate standing water and promote good rainwater run off.
- 11.2 If a homeowner wishes to re-paint, change the color of his/her home or is building a new home he/she shall submit their proposed color (s) to the Committee for approval. The color selection for house should promote harmony with adjacent houses and the neighborhood. Colors which are bright and obtrusive shall not be approved, ie., pink, shades of pink, lavender, shades of purple, day-glo orange, chartreuse or neon colors, bright red or orange colors. This also applies to an accent colors which shall follow these same guidelines and shall not be a contrasting color to the to the basic colors used in the house, basic color of house and brick Earth tones are generally acceptable for painted

portions of the structure. Earth tones are considered to be: browns and shades; white and shades; sand and soil colors.

11.3 If a homeowner wishes to add a carport to his home-he shall treat it as if it were a room addition and it will be subject to the terms and conditions contained in section 3 of this document. No aluminum carports or structures will be permitted in front of the front line of the home or within view of the front of the property.

11.4 Whenever cement foundations, driveways, walkways or patios are considered the homeowner should follow the City of Friendswood Building Code and the following guidelines;

11.4.1 A good 5 or 6 sack cement mix should be used to insure good quality concrete.

11.4.2 Good quality wire mesh should be used as a minimum for patio and driveway construction. If the homeowner will be installing a footing for structural integrity, reinforcing bar (rebar), should be used. (Refer to Southern Building Codes, or the Friendswood building codes for size, number and location of rebar as well as information on wire mesh.

11.4.3 Vapor barriers should be used when concrete will be used for living space or finished slab will be enclosed for work area.

11.4.4 Slab finish should be determined before beginning any concrete work and should be consistent with surrounding slab finishes.