

**NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
MARINE CREEK MEADOWS HOMEOWNERS ASSOCIATION**

**STATE OF TEXAS §
 § KNOW TO ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §**

THE NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR THE MARINE CREEK MEADOWS HOMEOWNERS ASSOCIATION (this "Notice") is made this 11th day of April, 2011, by MARINE CREEK MEADOWS HOMEOWNERS ASSOCIATION (the "Association").

WITNESSETH:

WHEREAS, Marine Creek Meadows, LP, a Texas Limited Partnership ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Marine Creek Meadows" on or about May 28, 1999, in the Real Property Records of Tarrant County, Texas, as supplemented and amended from time to time (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage and regulate the property covered by the Declaration, which property is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the country in which the property is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the Real Property Records of Tarrant County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, TEREFORE, the dedicatory instrument attached hereto as Exhibit "A" is a true and correct copy of the original and is hereby filed of record in the real property records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

**MARINE CREEK MEADOWS
HOMEOWNERS ASSOCIATION**

By: _____

Its: **President**

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Gary Files, President of Marine Creek Meadows Homeowners Association, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to be that he executed the same for the purposes and consideration therein expressed on behalf of the corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 11th day of April, 2011.



Darla Renee Mathews

Notary Public, State of Texas

7-16-2014

My Commission Expires

Unofficial Copy

AFTER RECORDING, RETURN TO:
Marine Creek Meadows Homeowners Association, Inc.
c/o Principal Management Group
9001 Airport Freeway, Suite 450
North Richland Hills, Texas 76180

EXHIBIT "A"

A-1 Architectural Guidelines for Marine Creek Meadows Homeowners Association, Inc.

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ARCHITECTURAL STANDARDS BULLETIN
MARINE CREEK MEADOWS HOMEOWNERS ASSOCIATION
CITY OF FORT WORTH

Adopted

April 12, 2011

By the

ARCHITECTURAL CONTROL COMMITTEE

AND

SUPERCEDES ALL PRIOR ARCHITECTURAL STANDARDS BULLETINS

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PREFACE

This Architectural Standards Bulletin adopted by the Architectural Control Committee on April 12, 2011 supersedes all previous construction requirements and standards.

PURPOSE OF ARCHITECTURAL STANDARDS BULLETIN

This Architectural Standards Bulletin has been established for use by builders, landscapers and homeowners for the property known as Marine Creek Meadows (the "Property"). It is aimed at ensuring an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged to create a specific identity for each home. However, certain standards have been adopted for key elements to provide continuity and to maintain overall quality. The property owner should familiarize himself/herself and his/her building team with the requirements of this document and confirm that he/she has the latest revision.

Be advised that Marine Creek Meadows is located within the City of Fort Worth, (the "City") and is, therefore, subject to other ordinances which the City may, by law, extend outside its corporate limits. The City, and Tarrant County, or any other applicable governmental agency, should be contacted at the beginning of the building process to insure compliance with all applicable regulations. Compliance with all governmental regulations is the obligation of the homeowner.

As the development matures, there may be changes made to the Architectural Standards governing Marine Creek Meadows. The Architectural Control Committee (the "ACC"), in accordance with Article VI, Section 6.5 of the Declaration of Covenants, Conditions and Restrictions (the "Declaration"), reserves the right to modify and change the Architectural Standards as necessary. The ACC shall have the authority to ensure the conformity and harmony of all exterior modifications is completed in accordance to the Declaration and any Architectural Standards set forth by the ACC.

SECTION 1 SITE LAYOUT

GENERAL

Owners are to construct homes and maintain individual lots in a manner prescribed by the Declaration of Covenants, Conditions and Restrictions, the recorded plat/re-plats, rules and regulations of the Marine Creek Meadows Homeowners Association, Inc., any Architectural Standards Bulletins and any ordinance by the City.

Compliance with building setback lines, lot layouts, driveways, sidewalks, garages, and etc. is required of the owner. Ties to utilities are the responsibility of the owner.

The owner shall comply with any and all ordinances that may be in effect from the City, Tarrant County and/or any other governmental agency (i.e. MUD, EPA) having applicable jurisdiction.

1.1 BUILDING SETBACKS

No building shall be located on any lot nearer than twenty feet (20') to, nor further than thirty feet (30') from, the front lot line.

No building shall be located on any lot nearer than five feet (5') to the side lot lines on each side, except buildings on corner lots which may not be located nearer than ten feet (10') from the side lot lines as specified in Article V, Section 5.9 of the Declaration.

If any ordinances of the City require a greater setback than the setback stated above, then the City's ordinance shall control.

1.2 RESTRICTIONS ON RE-SUBDIVISION

No Lot shall be subdivided into smaller lots or combined with any adjacent lot(s).

1.3 DRIVEWAYS

Each lot must contain a driveway into the street right-of-way to connect to the existing street.

Driveways shall be surfaced with concrete, asphalt or similar substance approved by the ACC.

Driveways shall be poured and the curb shall be "saw-cut" in accordance with the requirements of the City. The owner is responsible for the street and curb improvements adjacent to the owner's lot and the owner will not cause any damage to such improvements, except to install the proposed driveways.

Construction of all driveways are to meet or exceed standards of applicable governmental agency. Joint use driveways providing access to two or more lots are prohibited.

1.4 GARAGES

Each residence shall have a garage suitable for parking not less than two (2) or more than three (3) standard size automobiles, which conforms in design and materials with the main structure. Garage locations may vary with written approval of the ACC.

Attached garages siding on corner lots must be reviewed and approved by the ACC.

No garage access will be allowed to any subdivision entry street or perimeter thoroughfare.

1.5 POOLS & SPAS

Portable or above ground pools are prohibited (except for children's play pools of less than 8' in diameter, which are permitted). Smaller, prefabricated, above ground spas and/or hot tubs are acceptable. Above ground spas and/or hot tubs which are visible from public view from streets or common areas must be skirted, decked, screened, or landscaped to hide all plumbing heaters, pumps, filters, and related equipment.

Swimming pool appurtenances such as rock waterfalls, slides, and diving boards must not be over six feet (6') in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, and related pool equipment must be stored so as to not be visible from public view.

Pool walls shall not encroach on any utility easement. If pool plumbing is required in the utility easements, the appropriate utility company must be contacted before digging. Wood or concrete pool decks may be placed on utility easements, subject to approval by the appropriate utility company.

1.6 FENCES

New construction of fences must be approved by the ACC prior to the start of construction. Repairs to existing fencing which do not change the original fence design or color do not require ACC approval.

All rear and side yards on each lot are required to be fenced.

The height of all fencing may not exceed eight feet (8').

Fences must be constructed of masonry, brick, wood or other material approved by the ACC. Wood fences are to be constructed with 1" x 3" x 6' or 1" x 4" x 6' pickets of cedar material (unless otherwise approved by the ACC). Wrought iron or other similar materials are not permitted.

Posts and rails may be constructed with wood or metal material. However, post must not be visible from the street.

Fences must be stained with a "Natural Wood" stain that is subject to ACC approval.

All wood fencing visible from the street must have the finished side out.

No more than two (2) gates are permitted per lot. Side yard gates are not permitted on the street side of a lot.

1.7 FENCES - CORNER LOTS

Corner lot fences, paralleling the street, must be installed with the finished side out.

Side yard gates are not permitted on the street side of the lot.

1.8 LOT DRAINAGE

It will be the responsibility of each owner to provide adequate drainage for each lot in conformance with the drainage plan. The owner must establish/maintain a drainage pattern of the house to insure that each lot has positive drainage away from the house foundation and drain to an adjacent street or common area.

Pursuant to Article V, Section 5.6(q) of the Declaration, no structure, plantings, or materials shall be placed or permitted to remain on a lot which may change the direction of flow within a drainage channel or which may obstruct or retard the flow of water through drainage channels. It is the owner's responsibility to maintain these drainage patterns and not alter the flow of water from their lot.

SECTION 2 ARCHITECTURE

GENERAL

The following guidelines are not intended to limit the creativity of the architects or builders in their design or construction of homes in Marine Creek Meadows. They are intended to provide a basis for design concepts, forms, and materials to create a comfortable living environment while fitting into the overall sense of community.

The builder/owner shall be responsible for installation and maintenance of the area within the public street right-of-way (between the back of the street curb and property lines).

Each builder/owner shall be responsible for street cleaning and trash pickup in the area immediately adjacent to where the home is being constructed. Each builder/owner shall be responsible to ensure all debris is properly disposed of during construction.

2.1 MINIMUM FLOOR AREA

The square footage is to be calculated as the total air-conditioned living area of the main residential structure, as measured to the outside of exterior walls but exclusive of open porches, garages, patios and detached accessory buildings.

The minimum required floor area is One Thousand Two Hundred (1,200) square feet or the minimum habitable floor area as specified by any applicable governmental authority, whichever is greater.

2.2 ELEVATION & MASSING

Varied elevations, heights, and arrangements on the site result in more interesting street scenes and are encouraged. More pleasing arrangements are achieved with a variety of architectural plans which break the rectangular box into interesting three-dimensional shapes. In addition, the

street scene is made more attractive with the combination of right-and-left hand units if garages are not detached.

Priority should be given to those sides of the house which are visible from streets and walkways. The most articulated elevations should be those which are in public view. However, it should be assumed that the houses will be seen from all angles and that there will be a continuity of colors, materials, and details on all elevations.

Unless otherwise approved in writing by the ACC, no roof on any house constructed on a lot shall have less than 8' / 12' roof slope.

2.3 ELEVATION REPETITION

Location of house designs should be carefully reviewed to avoid excessive repetition in the street scene. The intent is to avoid the negative "look-alike" effect of frequent repetition, but still allow sufficient latitude in satisfying market demand.

A floor plan may be repeated with the same front elevation no more than every fifth lot on the same side of the street. Brick and trim colors should vary in this situation.

A floor plan may be repeated with a different front elevation on every third lot on the same side of the street.

Identical brick and/or stone selections are prohibited on homes which are adjacent to one another.

In no case will a floor plan with one type of elevation be constructed directly across the street from the same plan and elevation.

The ACC reserves the right to reject an elevation that closely resembles that of a nearby house or in any way detracts from the overall street scene.

2.4 EXTERIOR MATERIALS

Samples of all finished materials must be submitted by the owner to the ACC for approval.

Soft subdued paint colors as approved by the ACC should be used. Bold primary colors are prohibited. Each owner is required to submit a color palate to the ACC for approval.

Brick and stone selections must be approved by the ACC prior to installation. Repetition of masonry materials will not be permitted on adjacent houses.

Unless otherwise approved by the ACC, the total exterior wall area of each building constructed or placed on a lot shall be no less than seventy-five percent (75%) (or such higher percentage as may be required by any applicable governmental authority) brick, brick veneer, stone, stone veneer, masonry or other material approved by the ACC.

In Masonry construction, all mortar joints are to be tooled with mortar color complementary to the brick color.

No material change should ever occur on an outside corner. Material changes are most successful when made as part of a larger offset, for example, a masonry pier or recessed window.

Gable ends of a uniform material tend to be more appealing than those which change at the eave line and are strongly encouraged.

High contrast trim or material variation should be avoided in favor of those which are chosen to blend the elements and color.

Any siding shall be approved by ACC. No aluminum siding shall be permitted as an exterior material.

Fiberglass composition shingles with a life of no less than 25 years will be used on homes. The color of any particular shingle shall be weather wood (grey) tone, earth tone or in harmony with earth tones and shall be subject to the approval of the ACC. No metal roofs shall be permitted. Any other type of roofing material must be approved in writing by the ACC prior to installation.

All residential dwellings shall have a cast stone address plaque installed into the front elevation, thus giving the community a consistent theme for such plaques. Said address plaque shall be visible from the street at all times.

No window in any residential dwelling or other approved improvement that is visible from any other lot, residence street or common area may be covered with any aluminum foil or other reflective material. Window coverings, including solar screens, must be compatible with the design and color of the residence and the overall appearance of the community. The ACC shall have the sole authority to determine whether particular window coverings are compatible with the design and color of the residence and the overall appearance of the community.

SECTION 3 DEVELOPMENT STANDARDS

3.1 CHIMNEYS

It is recommended that every residence incorporate a minimum of one fireplace.

Chimneys should be used to establish a repetitive design element throughout the community. They may be built out of brick, stone or Hardi-Plank siding. The use of prefabricated fireplace units allows for a wide range of chimney designs and material choices.

If the chimney is placed on the front facade of the house or on a facade directly facing the street, the front and sides of the chimney shall be constructed completely of the primary masonry material of the adjacent wall (i.e.: brick or stone).

The height of the chimney should be in proportion to the roofline and adhere to the fire codes.

3.2 GARAGE DOORS

The dominant visual impact of garage doors should be carefully addressed in a variety of ways. A pair of single bay doors has a better scale and is preferred. Single sixteen-foot (16') doors are

allowed on detached and swing in garages, but are not allowed on front loaded garages without ACC approval.

When attached two-car garages are built, two single doors divided by a column are recommended. This breaks up the expansiveness of the door into an appropriately scaled architectural element.

No wood or particleboard doors are allowed. All garage doors are to be metal.

3.3 EXTERIOR LIGHTING

The builder/owner may install and maintain lighting on individual lots in a manner so as to not cause distraction, nuisance, or be unsightly. Exterior illumination of architectural features such as columns, entries, chimneys, and landscape features is encouraged. Ground lighting or decorative light fixtures are acceptable. Decorative fixtures must be of high quality materials and workmanship, and be in scale with the residence. Freestanding decorative fixtures are acceptable with ACC approval, Mercury vapor lights, when used for special landscape lighting affect (hung in trees as up or down lights), is permissible only with prior approval from the ACC.

Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting is not permissible. Incandescent, low voltage incandescent, metal halide, quartz, and natural gas lights are acceptable. Spotlights are to be directed to avoid light spill onto any adjacent property.

All lighting modifications shall be presented to the ACC for approval prior to installation.

3.4 SCREENING

All meters, air conditioning units, and similar equipment are to be placed away from public view, preferably in the rear or fenced side yards. In the absence of a completely fenced side yard, meters, air conditioners, and similar equipment must be screened from view with acceptable landscaping.

Wood fences and/or shrubs are acceptable screening materials.

Hedges may be used for screens if plants are mature enough and spaced close enough to provide adequate screening. Screening with plants is to be accomplished with the initial installation and not to assumed growth at maturity. Staggered spacing of shrubs for hedges makes a good screen.

All screening modifications shall be presented to the ACC for approval prior to installation.

3.5 ROOF TOP ANTENNAE & SATELLITE DISH

No antenna or satellite dishes shall be permitted within the property that are larger than 1 meter in diameter (for dish antennas) or 1 meter in diagonal measurement (for regular antennas).

3.6 ROOF PROTRUSIONS

Vent stacks and other necessary roof protrusions, where possible, should be located away from view from the adjacent street. All vent stacks and flashing are to be painted to match color of shingles. Shingles are to be overlapped at valleys so that no valley flashing is exposed.

3.7 ROOF GUTTERS & DOWNSPOUTS

Gutters and downspouts are not required. If used, however, they should be integrated with the architectural design in color, shape, and location.

If gutters are not used, positive drainage away from the house should be provided.

Downspouts are to be located to provide a clean, unobtrusive appearance, terminated by either splash blocks or drained underground to appropriate termination.

Roof drains which will ultimately create erosion or run across pedestrian walks and paths are not acceptable.

Drain pipes tied into rain gutter downspouts must be shielded from view.

3.8 A/C EQUIPMENT

No air-conditioning apparatus shall be installed on the ground in front of a residence. No air-conditioning apparatus shall be attached to any front wall or window of a residence. No evaporative cooler shall be installed on the front wall or window of a residence.

No roof top HVAC equipment is permissible. Extreme care should be taken in the location of condensers to avoid noise infiltration of adjoining bedrooms and other "quiet" zones.

3.9 CARPORTS

No carports shall be constructed on any lot in Marine Creek Meadows. With the prior written consent of the ACC, a porte-cochere may be approved; however any approved porte-cochere will be an addition to and not a replacement of the garage requirement stipulated in the Declaration of Covenants, Conditions and Restriction.

3.10 OUTBUILDINGS

No temporary dwelling, shop, trailer or mobile home of any kind or any improvements of a temporary character (except children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment, which may be placed on a lot only in places which are not visible from any street on which the lot fronts) shall be permitted on any lot.

Except for children's playhouses, doghouses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment, no building previously constructed elsewhere shall be moved onto any lot, it being intentioned that only new construction be placed and erected thereon.

Provided the express written consent of the ACC is secured prior to installation and placement on any lot, one (1) children's playhouse limited to a maximum height of ten (10') feet in height and one (1) outbuilding limited in maximum height to eight (8) feet from the ground to the highest point of the structure are permitted. Each shall be limited in size to a maximum of 100 square feet of floor/footprint area.

The roof of any outbuilding shall be the same color of the house on the lot on which is located. In no case can the outbuilding be placed in a utility easement. Additionally, no outbuilding structure of any type is permitted unless the specific Lot involved is completely enclosed by

fencing in accordance with Section 1.5 and 1.6 herein. Otherwise, no building or structure of any kind (except for a residence or garage) shall ever be placed or erected on any lot within Marine Creek Meadows.

Playhouses and outbuildings receiving approval from the ACC shall be maintained in "like new" condition including, but not limited to, paint, stain and construction materials. Any equipment not maintained in such a manner may be removed by Marine Creek Meadows Homeowners Association, Inc. at the homeowner's expense.

3.11 PLAYGROUND EQUIPMENT

No jungle gyms, swing sets, portable basketball goals or similar playground equipment shall be erected or installed on any lot without prior written approval of the ACC. No basketball goals may be attached to a house, garage, outbuilding or similar structure. Basketball goals are not permitted to be affixed into concrete off of the driveway. Basketball goals must be mobile and placed on a driveway as to be positioned away from the street.

SECTION 4 LANDSCAPE

GENERAL

Landscaping is accepted as adding value to property and is in the general welfare of the development, Marine Creek Meadows.

4.1 BEDDING PLANTS

Planting beds are to be curvilinear with varied widths, with the shrub mass in tiers, smaller shrubs and ground cover in the front and larger shrubs in the rear of the beds. Grouping of shrubs of the same species provide a substantial look. Avoid planting shrubs at a constant distance from the foundation.

4.2 MULCH

Mulch all planting beds with 2" deep bark mulch. Gravel or stone may be permitted as a substitute for bark mulch with ACC approval.

4.3 USE OF STONE

No gravel of any size or color is permitted as a substitute for shrubs or grass lawns. Specimen boulders and rock borders are permitted.

4.4 TREES

Each lot shall be required to maintain at least one (1) tree of 4" caliper as measured 6' from the top of the root ball and the tree species shall be approved by the ACC. With the written approval of the ACC, a homeowner may delay the replanting of a lost tree until the fall growing season if said tree is lost during the summer months.

4.5 PLANT MATERIALS

Plant materials shall conform to the American Standard for Nursery Stock. Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pests and insects.

4.6 MINIMUM LANDSCAPE REQUIREMENTS

All front yards and side yards not enclosed by privacy fencing shall be fully sodded with Bermuda or St. Augustine grass.

A minimum of one (1) tree of 4" caliper as measured 6' from the top of the root ball shall be required in the front yard of each property. The species of all trees must be submitted to the ACC for review.

4.7 PLANT MATERIAL – SHRUBS

Shrubs shall be planted at spacing appropriate for the size of the plant and in accordance with acceptable industry standards.

SUGGESTED SHRUBS

Dwarf Yaupon	Photinia "Frazeri"
Dwarf Pyracantha	Azalea Karume Varieties
Dwarf Chinese Holly	Azalea Indica Varieties
Dwarf Crape Myrtle	Abelia
Dwarf Gardenia	Indian Hawthorn "Clara" "Snowwhite"
Dwarf Nandina "Purpurea" & "Harbor"	"Ballerina"
Dwarf Pittosporum	Gardenia
Dwarf Juniper "Bar Harbor" & "Buffalo"	Camelia
Eleagnus	Texas Silverleaf
Pyracantha	Ligustrum
Pittosporum	Italian Jasmine
Variegated Pittosporum	Oleander
Philodendron	Pinapple Guava
Cleyera	Laurel Leaf Cocculus
Fatsia	Possum Haw
Compact Nandina	Pampass Grass
Nandina	Sage

4.8 PLANT MATERIAL – GROUND COVER & VINES

Ground cover and vines shall be planted at spacing appropriate for the size of the plant and in accordance with industry standards.

SUGGESTED GROUND COVER AND VINES

English Ivy	Sprengeri Fern
Algerian Ivy	Boston Fern
Japanese Star Jasmine	"New Gold" Lantana
Chinese Star Jasmine	Ajuga
Climbing Fig	Holly Fern
Carolina Jasmine	Honeysuckle
Monkey Grass	Trumpet Creeper Sedum
Liriope / Variegated Liriope	Chinese Wisteria Wood Fern

4.9 IRRIGATION

A permanent automatic irrigation system equipped with an anti-freeze device shall be installed for all landscaped and grass areas. Irrigation heads for large turf areas shall be of a hidden (pop-up) rotor type; and, spray type or drip irrigation for small turf areas and bedding areas. Irrigation heads should be located and maintained to effectively water the intended areas while providing minimum overthrow onto pavement, walks, etc.

SECTION 5 SIGHT DISTANCE VISIBILITY

GENERAL

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between three (3) and six (6) feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting them at points ten (10) feet from the intersection of the street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines as extended. The same sight-line limitations shall apply on any lot within ten (10) feet from the intersection of a street right-of-way line with the edge of a private driveway or alley pavement. No tree shall be permitted to remain within such sight intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

In the event other visibility obstructions are apparent in the proposed landscape plan, as determined by the ACC, the requirements set herein may be reduced to the extent necessary to remove the conflict.

SECTION 6 SIGNAGE

GENERAL

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than one (1) square foot, and/or one (1) of not more than five (5) square feet advertising the property for rent or sale. Owners shall also be allowed to display one or more political signs advertising political candidate, the sponsorship of a political party, or the sponsorship of a ballot item for an election beginning 90 days before the date of the election to which the sign relates, and the sign must be removed by the 10th day after the election date. Marine Creek Meadows Homeowners Association, Inc. shall have the right to remove any sign, billboard or other advertising structure that does not comply with the above; and in so doing shall not be subject to any liability for trespass or any other liability in connection with such removal.

6.1 RESTRICTED LANGUAGE OR WORDING

Signs shall not display gestures or words which are obscene, profane or pornographic in nature.

6.2 SIGN ON SIDEWALKS, STREETS, ETC.

No person shall attach any sign, paper, or material, or paint, stencil, or write any name, number (except house or street address numbers) or otherwise mark on any sidewalk, curb, gutter, or street.

6.3 SIGNS ON FENCE, WALL, ETC.

No person shall paint a sign or attach a sign, other than a nameplate and address (showing a street number), to the outside of a fence. The name of the company which constructed the fence is also permitted but may not exceed one square foot in size.

6.4 SIGNS ON TREES, UTILITY POLES OR OTHER STRUCTURES

No person shall attach or maintain any sign upon any tree or public utility pole or structure.

**SECTION 7
HOLIDAY DECORATIONS**

GENERAL

Recognizing that there are several different holidays celebrated between mid-November and mid-January (Christmas, Three Kings, Kwanzaa, and Hanukkah) reasonable and appropriate displays in celebration may be erected without request or approval of the ACC. Large or unusual displays must be submitted and approved by the ACC prior to erection. No display may be erected prior to November 15th and must be completely taken down not later than January 15th of the following year.

**SECTION 8
ACC REVIEW OF PLANS AND SPECIFICATIONS**

GENERAL

No building, fence, wall or other structure shall be commenced, erected, placed, maintained or altered on any lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items be made until all plans and specifications and a plot plan have been submitted to and approved in writing by a majority of the members of the ACC as to:

- a. quality of workmanship and materials, adequacy of size dimensions, adequacy of structural design, proper facing of main elevation with respect to nearby streets;
- b. conformity and harmony of the external design, color, type and appearance of exterior surfaces and landscaping in relation to the various parts of the proposed improvements and in relation to improvements on other lots in the Property;
- c. location with respect to topography and finished grade elevation and effect of location and use on neighboring lots, improvements and drainage arrangements; and
- d. the other standards set forth in the Declaration or matters in which the ACC had been vested with the authority to render a final interpretation and decision.

The ACC is authorized and empowered to consider and review any and all aspects of construction which may, in the reasonable opinion of the ACC, adversely affect the living enjoyment of one or more lot owners or the general value of lots in the Property. In considering the harmony of external design between existing structures and the proposed building being erected, placed or altered, the ACC shall consider only the general appearance of the proposed building as that can be determined from front, rear and side elevations on submitted plans.

The plans and specifications shall show the nature, kind, shape, height, materials and location of all landscaping and improvements. The document shall specify any requested variance from the setback lines, garage location or any other requirement set forth in the Declaration. The ACC is authorized to request the submission of samples of proposed construction materials. Any modification of the approved set of plans and specifications must again be submitted to the ACC for its approval.

The ACC reserves the right to alter the review process to ensure a thorough review of all submissions while accommodating the needs of builders and property owners.

8.1 REQUIREMENTS – HOMEOWNERS

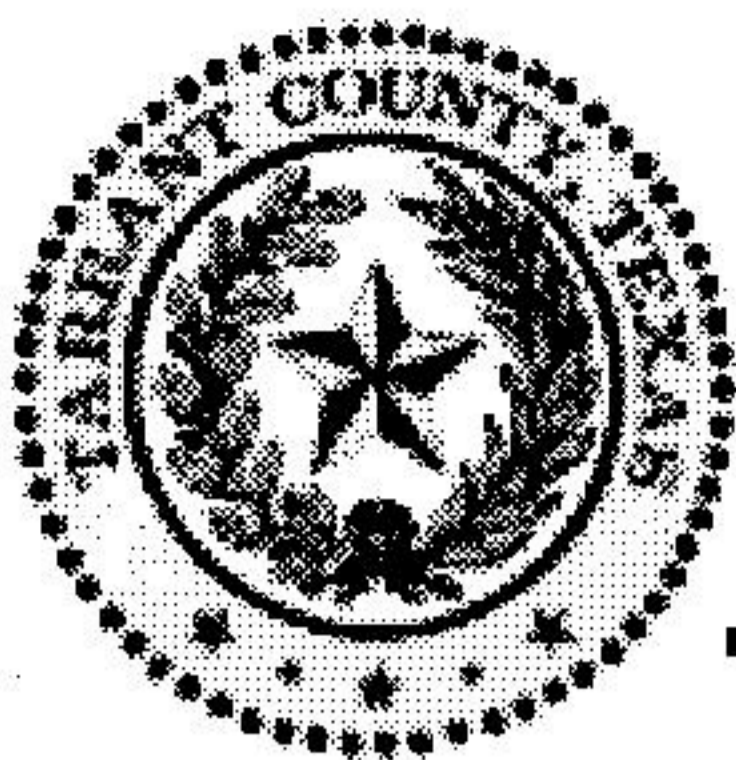
The homeowner is responsible for obtaining the appropriate permits from the City of Fort Worth.

In addition, the homeowner must submit an Architectural Review Form including plans and specifications prior to beginning any construction.

The Architectural Review Form may be found on the Association's website or otherwise provided by the Board of Directors: www.mcmhoa.com and board@mcmhoa.com.

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

MARINE CREEK MEADOWS HOA
PRINCIPAL MGMT GROUP
9001 AIRPORT FRWY, STE 450
N RICHLAND HILLS, TX 76180

Submitter: MARINE CREEK MEADOWS
HOA

DO NOT DESTROY

WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 6/1/2011 12:57 PM

Instrument #: D211128801

QPR

20

PGS

\$88.00

By: _____

Mary Louise Garcia

D211128801

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

Prepared by: SLDAVES