

THE RANCH ASSOCIATION OF OWNERS ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

MISSION STATEMENT

The goal of the Architectural Control Committee “ACC” is the guardianship of the property values of all members of The Ranch Association of Owners. The ACC hereby recognizes the property rights of the HOA members and the diversity of tastes and styles held by each. Except for the non-discriminatory enforcement of these guidelines in the spirit of this Mission Statement, the ACC will at all time refrain from acts that amount to the dictating of taste upon the HOA members.

ACC GUIDELINES

Preamble

Unless expressly stated otherwise herein, all exterior construction, improvements, repairs, building material changes, or color changes shall be submitted to the ACC for approval prior to work commencing.

I. Storage shed and other outbuilding and structures

- 1.1 Any storage shed, outbuilding, gazebo, greenhouse, or other added structure shall contain no more than 120 square feet of floor space and must:
- a. be placed within the fenced-in portion of the property;
 - b. not have any portion of the structure below the sidewall height visible from the street.
 - c. not exceed a total ridge height of 8.5 feet.
 - d. not have a metal or cinder block exterior surface.
 - e. be constructed of 75% stone and brick material as the main structure, (the house),
 - f. be painted to match or compliment the structure of the house;
 - g. have the same type and color of shingles as the house.
 - h. accessory dwelling unit may not be sold separately from sale of the entire property, including the main dwelling unit, and shall not be sublet.
 - i. the structure is built on the side/rear lot/tract line to screen the building from adjacent property or from a side street, as the case may be.
 - j. must have a permit from the city of Murphy before construction begins.

II. Sports Goals and Related Objects

- 2.1 Permanent basketball goals may not be erected in the front or side yard of the house. Permanent basketball goals must be erected behind the fence at the top of the driveway.
- 2.2 The basketball goal backboard, net, mounting bracket and/or post must be kept in usable condition and acceptable appearance.
- 2.3 Basketball goals not properly maintained will be required to be removed at the homeowner’s expense.
- 2.4 Portable goals are allowed if stored behind the owner’s fence when not in use.
- 2.5 Portable goals shall not be used so that play occurs in the street.
- 2.6 Basketball goals, whether permanent or portable, must be located so that stray basketballs do not become a nuisance in adjacent neighbors’ yards or cause a safety hazard to vehicle traffic.
- 2.7 Soccer goals, lacrosse goals or similar recreational items may not be permanently placed in the front yard of the house or so that play occurs in the street or alley. Temporary/portable items may

be placed in the front yard during use, so long as play does not occur in the street or alley. Such temporary/potable items shall not be left in the front yard when not in use.

III. Patio Covers

- 3.1 Patio covers shall be constructed of materials that complement the house.
- 3.2 Patio covers made of aluminum or metals are not permitted; but should be like material as the house.
- 3.3 If attached to the house, patio covers must be integrated into the existing roof-line and shingles must match the house roof.
- 3.4 Types of materials recommended would be; cedar, pressure treated pine, and oak for open lattice structures or lanais.

IV. Room Additions

- 4.1 Room additions will only be considered if they are constructed of brick exterior that match the existing brick and roofed with materials matching the rest of the house.
- 4.2 Project must have a permit from the city of Murphy at the time of application.

V. Exterior Paint

- 5.1 When a homeowner intends to repaint or repair an original or previously approved and applied color scheme or repair a damaged or deteriorated portion of the existing structure, the work may proceed with out an application to the ACC for approval. All other painting, repair or refurbishing work must be submitted to the ACC for approval, including but not limited to, front doors, rear doors, and garage doors, siding, trim, eaves, downspouts, shutters and fencing.
- 5.2 Color changes must be approved by the ACC. The ACC shall approve any color scheme generally expressive of the community's character. Color of brick used on the house and color of neighboring houses are taken into consideration. The use of earth tones and natural colors are encouraged. Bold colors and primary colors are prohibited.

VI. Front Doors, Storm Windows and Storm Doors

- 6.1 Front doors must be maintained. They may be stained a natural wood color, or painted the same color as the house trim without application to the ACC for approval. If not stained a natural wood color or painted the same color as the house trim, the color must follow the guidelines of Paragraph V and application to the ACC for approval made.
- 6.2 All front-facing storm doors must be a full glass door. The frames of the storm windows and storm doors must be of a color compatible with the exterior house colors and/or general use and appearance of the house. Paint colors must follow the guidelines of Paragraph V.
- 6.3 All screens on the front door are to be part of a metal framed storm door.

VII. Decks

- 7.1 Decks may not encroach into any utility easements unless the utility company (ies) involved has granted written consent to such encroachment. It shall be the sole responsibility of the homeowner to secure said consent from the respective utility company (ies).
- 7.2 Decks shall be situated on a lot such that they do not pose a problem to effect drainage of the lot or any neighboring lot.
- 7.3 Decks cannot be taller than eighteen (18") inches from the ground.

- 7.4 Decks must be constructed with standard deck building materials (cedar, pressure treated pine, oak, or composite decking materials such as some of the new simulated wood decking that does not shrink, crack or weather with age).
- 7.5 Decks must have a permit from the city of Murphy at the time of application.

VIII. Swimming Pools and Spas

- 8.1 Pools or spas may not encroach into any utility easement unless the utility company (ies) involved have granted written consent to such encroachment. It shall be the sole responsibility of the homeowner to secure said consent from the respective utility company (ies).
- 8.2 Pools or spas must meet all building line and easement restrictions on the recorded plat.
- 8.3 Pools or spas may only be placed in the within the fenced-in portion of the property and comply with applicable city statutes and codes.
- 8.4 All pool or spa equipment and tools must be screened from public view.
- 8.5 Above ground spas may be permitted if the spa is self-contained within a frame designed to be mounted on an appropriate slab or support system and is visually appealing.
- 8.6 Above ground pools may be permitted if the sidewalls are no taller than 36" and the water capacity is less than 1500 gallons.

IX. Solar Panels/Screens

- 9.1 Solar panels may be placed on rear or side facing roofs and walls, flush with the surface on which they are mounted.

X. Antennas

- 10.1 No radio, citizen band or otherwise, or television aerial wire or antenna shall be allowed anywhere, except those which are fully enclosed within the structure of the house.
- 10.2 No microwave or other satellite dishes, antennas, receivers, or transmitters shall be allowed, except that small satellite dishes may be installed on the rear or side of the house towards the rear.

XI. Fences, Fence Extensions, Fence Modifications, and Walls

- 11.1 No fence shall be taller than eight feet (8') from ground.
- 11.2 When a homeowner intends to rebuild, replace or repair an original or previously approved and erected fence to the same color scheme, with similar materials and construction details as used in the original fence or wall, the work may proceed without an application to the ACC.
- 11.3 Any staining or varnishing of fence other than to a previously approved and applied color must be approved by the ACC.
- 11.4 No chain link or plastic fence shall be permitted on any lot.
- 11.5 Fence must be treated with transparent or semi-transparent, brown or wood colored stain. No fence other than masonry or wood shall be accepted.
- 11.6 All fences shall have the post and stringers on the back yard side of the fence. Pickets must face the street.
- 11.7 Fences must be maintained in good condition with no loose or broken boards, rusty or squeaky hardware, or other unsightly or noisy conditions.
- 11.8 Per Murphy city code fences are shared.

XII. Holiday Decorations, Flag Poles and Bird Houses

- 12.1 Any planned decorative appurtenances such as sculptures, elaborate birdbaths, permanently affixed vertical freestanding flag poles, fountains or other decorative embellishments shall be generally expressive of the community's character and must be submitted to the ACC and approved before placement on front lawns, porches, sidewalks, or elsewhere where visible from the street in front of the house.
- 12.2 Permanently affixed bracket mounted flags, placed near the front entry of the home, are encouraged. No permanent flag poles in front or rear of the home unless resident will follow the U.S Flag code (36USC10).
- 12.3 Pole mounted bird houses shall not exceed 10 feet in height and are strictly prohibited in the front fenced portion of the house. Bird houses must be in the back fenced portion of the home.
- 12.4 Christmas, holiday or other festive decorations of a temporary nature for generally recognized Holidays may be implemented without ACC approval. Decorations cannot be installed more than four (4) weeks prior to the respective holiday and must be removed within four (4) weeks after the respective holiday.

XIII. Exterior Lighting

- 13.1 Exterior lighting shall be of a wattage or lumen count that will not disturb neighboring homeowners. Refer to Murphy City Code.
- 13.2 Exterior decorative lights, security lights, or floodlights must be aimed to provide light only to the homeowner's property and not shine on any neighboring property.
- 13.3 Mercury vapor, fluorescent, or sodium halide lights are not permitted.
- 13.4 Gas or electrical post lights may be erected. Such lights must be no taller than eight (8) feet in height and the illumination must be a low wattage only. Installation of this enhancement requires city permit and HOA approval before construction begins.

XIV. Wind Turbines and Ventilators

- 14.1 No wind turbines or wind powered electrical generators or pumps shall be allowed anywhere.
- 14.2 Attic ventilators must be finished to complement the roof or trim color and must be kept in good condition, lubricated, near silent and not rust, corroded, or otherwise deteriorated.

XV. Swing Sets, Playhouses and Forts

- 15.1 A swing set or swing set section of a swing-fort combination unit shall not be taller than eight (8) feet.
- 15.2 A child's playhouse/fort may have a roof no higher than twelve (12) feet nor a platform no higher than six (6) feet from the ground.
- 15.3 A swing set, playhouse, or fort shall be located in the rear or side of the house behind a fence and not compromise the aesthetics of the Ranch.

XVI. Garage Conversions and Carports

- 16.1 No garage or any portion thereof shall be converted to a living space.
- 16.2 All houses will have a minimum of two car garage door(s)
- 16.3 Carports for rear entry driveways only will be considered if they are constructed of brick exterior that matches the existing brick and roofed with materials matching the rest of the house. (roof pitch, brick columns, shingles and paint.)
- 16.4 Carports made of aluminum, plastic or other metals are not permitted.

XVII. Window Air Conditioners

- 17.1 No window units or wall-type air conditioners are permitted on the property.

XVIII. Signage, Advertisements, and Billboards

- 18.1 No billboards, posters, or advertising devices of any kind shall be displayed for public view on any lot.
- 18.2 Signs that give notice of a home security system are permitted if not larger than one square foot. Window stickers that give notice of a home security system are also permitted.
- 18.3 Signs larger than one square foot and of the size typically used by real estate industry for residential homes are permissible for the purposes of advertising the residence for sale or lease.
- 18.4 Political signs advocating the election of one or more political candidates, the sponsorship of a political party, or the sponsorship of an issue or proposal may be placed upon a lot, provided that such sign shall not be placed more than six (6) weeks prior to the election to which they pertain and must be removed within seven (7) days after the day the election has concluded and are the signs are not larger than the size typically used by the real estate industry for residential homes.
- 18.5 School spirit signs are permissible if they are maintained in good condition and not larger than the size typically used by the real estate industry for residential homes.

XIX. Security Doors & Windows and Window Tint

- 19.1 Security treatments of doors and windows must be approved by the ACC prior to installation.
- 19.2 The use of “burglar bars”, steel, wrought iron bars, or similar fixtures on the exterior of the window or door is prohibited.
- 19.3 ACC approval is not required for the addition of screen doors that are not located on the front of the house if the material matches or is similar to existing doors on the house and if the color is complimentary to the existing doors on the house.
- 19.4 Windows shall be of clear glass or a tinted glass of bronze, gray or smoke color. The use of reflective glass, aluminum foil or reflective tinting is prohibited.

XX. Awnings and Overhangs

- 20.1 Awnings and overhangs must be approved by the ACC prior to installation and generally expressive of the community’s character. ACC will only accept applications for backyards.

XXI. Shutter Guidelines

- 21.1 Homeowners must submit an ACC request for all shutter installations.
- 21.2 Shutter must not be made of plastic, metal or vinyl.
- 21.3 Shutters must be made of wood or wood composite
- 21.4 Shutters may be stained a natural wood color, similar to the fence
- 21.5 Shutters should compliment the color of the home.
- 21.6 No bright primary colors will be allowed.
- 21.7 Shutters that discolor, warp or fade must be maintained or removed.
- 21.8 Masonry specific hardware must be used to attach the shutter to the home.
- 21.9 The shutter height must be similar to the height of the window.
- 21.10 Only one shutter per each side of a window.
- 21.11 If applicable, shutters must be stained or painted within 60 days of installation.
- 21.12 Contractor bids, digital pictures or sample material aid the application process.

XXII. Miscellaneous

- 22.1 The ACC may grant variances when circumstances require deviation from these guidelines so long as the variance does not result in a material or substantial violation of the guidelines.
- 22.2 These guidelines shall not be interpreted to constitute the approval of construction permits, all of which shall be submitted to the city of Murphy.
- 22.3 The ACC may at times request copies of all information submitted to the city of Murphy for permit(s).
- 22.4 ACC approval does not override city codes or statutes or existing deed restrictions, which must be complied with at all times. Applicable building permits must be obtained.
- 22.5 Contractors must have liability insurance and provide ACC with copy prior to beginning work.
- 22.6 All significant landscaping improvements need ACC approval.
- 22.7 Clotheslines are prohibited.
- 22.8 Trailers are to be kept in the garage, at a storage unit, or parked behind a fence and not visible from the street.
- 22.9 Cars not inspected or legal to drive are not allowed to be parked in the street at any time.

Reminders

Homeowners are encouraged to park their cars in the driveway. This measure is to allow maximum visibility while driving; for children and animals.

Working on your car must be done in your garage or out of public view.

The HOA and/or management company will refer junked car producing oil to the city for code enforcement.

Please advise the HOA and/or the management company of guests needing to park cars or other vehicles in the street for an extended period. This measure is to allow maximum visibility while driving; for children and animals.