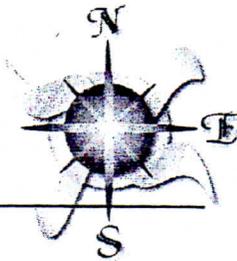


Nottingham West



Civic Club Inc. A non profit corporation

July 9, 2011

Nottingham West Civic Club Inc. (NWCCI)

Architectural Control Committee (ACC) Master Redevelopment Plan

Guidelines and Procedures for Submitting New Home Construction Plans

Guidelines for Builders/Home Owners

- A. Home plan and exterior features shall be harmonious with surrounding homes.
- B. Exterior color and material samples for paint, stain, stone, brick, stucco, siding, trim, shingles, etc. shall be submitted prior to home plan/specification approval
- C. A four foot minimum height temporary fence shall be required along property lines and across the front of the lot (two feet off the curb, for a walk access) for the front yard and any other property lines where there is no existing fence, from existing home tear down through dry-in and exterior completion.
- D. There shall be no trespassing, i.e. entering or using adjacent property or driveways of surrounding homes without the neighboring home owner's permission.
- E. A Proper Drainage Plan of the lot shall be required to guarantee that lots are graded and sloped to ensure that drainage is to the street, with no encroachment of surrounding properties.
- F. Proper set back from the city street per City of Houston code shall be observed.
- G. Proper set back from the lot property lines, utility or maintenance easements and location of side driveways per City of Houston code shall be observed.
- H. No Balcony's on the front, back or sides of the house are acceptable.
- I. No large windows on the back of the second floor of the house are acceptable, maximum height shall not exceed 4'-0".
- J. Only real stucco material shall be acceptable to be used as siding, along with major rock or stone accents – the acceptable ratio of stone or brick to stucco or siding is 60% stone/brick (minimum) to 40% Stucco/siding (maximum), submitted deviations will be approved on a case-by-case basis.
- K. Maximum home height acceptable, from grade to highest point of roof is 32'-0" – submitted deviations shall be approved on a case-by-case basis – and a home height survey for height verification shall be required. However, deviations exceeding 35'-0" shall not be approved.
- L. "T" poles for electrical needs are to be erected ASAP and prior to any site work if possible.
- M. Minimal use of generators will be only acceptable during foundation installation and form removal.

P.O. Box 19383 Houston, Texas 77224

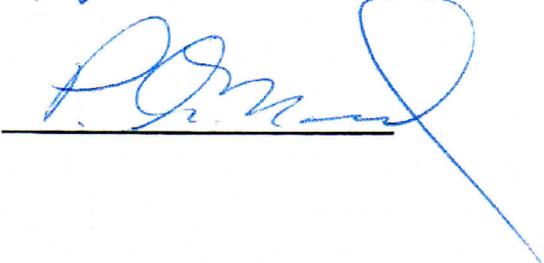
- N. A dumpster location on-site is to be limited to an as required basis, i.e. foundation installation and form removal, start of construction through interior trim completion, and shall be removed from the lot when not in use.
- O. All construction toilets shall be fully enclosed with wooden fence materials and strategically located at the site for privacy and hazard protection.
- P. On-site work hours shall be observed at all times and will be posted at the site by the NWCCI ACC. The approved work hours are:
 - Monday through Friday – no work shall be started prior to 8:00 A.M.; 7:00 A.M. on days when ^{not} pouring concrete.
 - Monday through Friday – no work shall continue past 7:00 P.M.; 8:00 P.M. on days when pouring concrete.
 - Saturday – no work shall be started before 9:00 A.M. nor continue past 2:00 P.M.
 - Sunday – no work is allowed.
- Q. The issue date of a NWCCI ACC Approval Letter with the NWCCI President's, NWCCI ACC Chairman's and lot owner's signatures shall constitute the start date.
- R. The residence shall be completed, habitable and the property cleared of all debris, materials, dumpsters, etc. within eight (8) months of the construction start date.

Procedure for Plan/Design Approval

- A. Lot owner submits a home plan/specification design that fits the ACC guidelines.
- B. The ACC will share that design with surrounding home owners.
- C. The ACC may or may not make changes to the proposed design. If changes are to be made, the ACC will let the lot owner know within 30 days what changes are to be made.
- D. The lot owner may resubmit the design with changes made and the ACC will have another 30 days to approve or disapprove the proposed design.
- E. When everything is acceptable, only then will the ACC execute and sign our Approval and Compliance form and letter with the lot owner. The approval is not official until the form and letter have been returned to the ACC with the lot owner's signature.
- F. Guideline deviation flexibility may be considered for new homes built with addresses on Carlingford Lane, Britoak Lane (north side) and Woodthorpe Lane (south side).

Nottingham West Civic Club, Inc.
Architectural Control Committee

Reed Brown, President NWCCI 

Preston Mood, Chairman ACC 

State of Texas
County of Harris

This instrument was acknowledged before me on July 12, 2011 by Reed Brown, President of Nottingham West Civic Club, Inc. (NWCCI), a Texas corporation, and Preston Mood, Chairman of NWCCI Architectural Control Committee, on behalf of said corporation.



Notary Public's Signature

