

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION

## ARCHITECTURAL CHANGE GUIDELINES

NEIGHBORHOOD MANAGEMENT, INC.  
JULY 15, 2014  
FIRST REVISION SEPTEMBER 20, 2016  
SUMMARY OF REVISIONS ON PAGE 3

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## **STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION PHILOSOPHY**

The primary purpose of these Architectural Guidelines (hereafter referred to as the "Guidelines") and Review Procedures for Modifications is to aid and provide guidance to Property Owners within Stonehaven Place South Homeowners Association (HOA).

The Guidelines seek to establish a design framework which Association Members will use as a guide for maintenance and modifications to their property, with latitude and flexibility balanced against preserving the appearance, architectural consistency, and integrity of the properties in the Association. These Guidelines will serve to guide, inform, aid, and inspire to the same extent as they may prohibit, restrict and require.

While some features are mandated, the Architectural Control Committee ("ACC") may make discretionary judgments to reduce, modify or waive any requirement when it can be demonstrated (to the reasonable satisfaction of the ACC) that appropriate mitigating measures have been taken and that overall spirit and intent will be preserved. However, such discretionary approval(s) shall not represent or constitute a binding precedent since no two or more properties or circumstances are likely to be the same.

Note: In some instances, existing structures, colors or materials may not conform to these guidelines. Such cases will be "grandfathered" and be considered in compliance with the Governing Documents until they are replaced, repainted, or rebuilt.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## REVIEW PROCEDURES

The following briefly outlines the steps needed to complete and submit a request for modifications via the Architectural Change Request (ACC) Form:

1. Electronically submit the ACC Request Form from the Association's website at [www.stonehavenestateshoa.com](http://www.stonehavenestateshoa.com), or call the Association's Management Company office at 972 359-1548 to obtain an ACC Request Form.
2. Complete the ACC Request Form and provide all information as indicated in the Guidelines "Submittal Requirements" for your improvement. Should you have questions, please do not hesitate to contact the Property Manager at 972 359-1548.
3. Return the completed form, at least 15 days prior to the date you wish to begin your project (except as otherwise noted), via electronic submission, e-mail, regular mail, or fax to:

Neighborhood Management, Inc.  
1024 S. Greenville Avenue, Ste. 230  
Allen, TX 75002  
[nmi@neighborhoodmanagement.com](mailto:nmi@neighborhoodmanagement.com)  
FAX 972 359-1171

Upon receipt by the management company, the completed ACC Request Form will be submitted to the Architectural Control Committee for review and approval or denial. The Committee normally completes their review within seven (7) calendar days. In some situations, you and your contractor may be asked to meet at your property with a member of the Architectural Control Committee or the management company.

If the Architectural Committee approves your submission, work may begin immediately.

If the Architectural Committee denies your request, it will be accompanied by specific reasons as to why it was denied. Your request may then be revised and resubmitted, if appropriate.

If you wish to appeal the decision of the Architectural Committee, a letter must be submitted to the Association Board of Directors within 30 days, explaining why you do not agree with the decision. You may submit your appeal via e-mail. The Board will review your appeal at the next regularly scheduled meeting, or at a special meeting called to consider your appeal; you will be advised of their decision through the Association's management company. You will be informed of the date, time and location of any meeting in which your request is discussed. You may be invited to discuss your project and answer questions.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

Modification submissions will follow the process listed below:

1. ACC Request Form Submission
  - a. Reviewed by Architectural Control Committee (“ACC”)
  - b. Approved by Committee and copy of approved Form returned to homeowner
  - c. If not approved by ACC, copy of “Not Approved” request returned to homeowner, with a detailed explanation and possible suggestions for changes.
  - d. Homeowner can
    - i. Revise ACC Request Form and Resubmit for approval, or
    - ii. Appeal issue to Board of Directors
2. Obtain necessary permit(s) from the City of Plano; provide a copy of the permit number to the Property Manager.
3. Commence Construction
4. Completion and/or Verified – if appropriate

## **SEPTEMBER 2016 SUMMARY OF REVISIONS**

- Fencing: The Association will not mediate disputes between property owners
- Generators: Section completely replaced
- Landscaping: Planting of Kudzu is prohibited; describes acceptable rock or stone materials for landscape bed borders
- Mailboxes: Defines responsibility; notes the Association will not mediate disputes between property owners
- Paint: Adds to the list of acceptable colors for homes and front doors
- Parking: Allows temporary parking of certain vehicles before and after use
- Shingles: Allows use of equivalent product if shingles described in Governing Documents no longer manufactured
- Trash Totes/Recycle Bins: Adds extracts from City of Plano Guidelines regarding bulk waste pickup
- Windows: Completely replaced to allow the use of windows without grids between panes; describes requirements for consistency.

STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CHANGE GUIDELINES

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# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## ADDITIONS/REMODELS

- Additions/remodels shall comply with all requirements set forth in the Stonehaven Place South Homeowners Association's CC&R's and these Architectural Change Guidelines.
- The addition shall not alter the existing drainage pattern
  - If necessary, gutters and downspouts may have to be installed, rerouted, and connected to a below ground drainage system to ensure run-off is carried to the alley or street
- The addition must meet the required setback for the lot
- Materials must match existing materials on the home and all masonry
  - All bricks on the home must match
  - All painted surfaces must be the same color (front door, structural and decorative cedar, window frames, and wrought iron excluded)

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date
- A set of floor plans, elevations, and roof plans drawn to scale
- Site plan showing the location of addition and property lines, including set backs
- All colors and materials (roofing, siding, masonry, etc.) shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- City of Plano permit number, if a permit is required
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## AIR CONDITIONER

- Heating/Air Conditioning equipment shall be located on the side or rear yard and shielded from public view by landscaping or fencing.
- No air conditioning apparatus shall be installed on the ground in front of a Residence.
- No air conditioning apparatus shall be installed on the roof of any Residence.
- No window air conditioning apparatus or evaporative cooler shall be attached to any front wall or front window of a Residence or any other location where such would be visible from any street or alley.

## SUBMITTAL REQUIREMENTS

- None, if the Guidelines are followed
- If there are questions with the interpretation of the above guidelines, please contact the Association office.



# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## ANIMALS

- Dogs, cats, or other household pets, may be kept for the purpose of providing companionship for the private family
- Animals are not to be raised, bred or kept for commercial purposes, or for food.
- No more than three (3) pets will be permitted on each Lot.
- Pets must be restrained or confined inside a fenced area or within the house.
- It is the pet owner's responsibility to keep the Lot clean and free of pet debris.
- All animals must be properly tagged for identification and vaccinated against rabies.
- No animals, livestock, fowl or poultry of any kind shall be raised, bred or kept on the Property, except for household pets.
- No Lot shall quarter on any part of the Property: cows, horses, bees, pigeons, hogs, sheep, goats, guinea fowls, ducks, chickens, turkeys, skunks or any other animals that may interfere with the quietude, health or safety of the community.

## SUBMITTAL REQUIREMENTS

- None, if the Guidelines are followed
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## ARBOR/PERGOLA/GAZEBO

- An Arbor/Pergola/Gazebo shall be located in side or rear yard locations only.
- Arbor/Pergola/Gazebo shall be attractive in appearance without an excess of detail ornamentation, and an open roof. A Gazebo may have a closed roof.
- Arbor/Pergola/Gazebo shall be constructed of cedar, redwood or other material approved by the ACC.
- If painted or stained, the arbor/pergola/gazebo shall coordinate and complement the colors of the house.
- Overall height of the arbor/pergola/gazebo shall not exceed 12'- 0"
- The arbor or pergola may be attached to the house or garage, and may be free standing. A gazebo, by definition, is free standing.
- Arbor/Pergola/Gazebo shall not alter the established drainage patterns:
  1. If necessary, existing gutters and downspouts are to be extended, new gutters and downspouts installed, and below ground drainage system installed to ensure run-off does not alter existing drainage patterns.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date
- A set of plans and elevations drawn to scale
- Site plan showing the location of addition and property lines, including set backs
- All colors and materials (siding, masonry, etc.) shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- City of Plano permit number, if a permit is required
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## ATTIC VENTILATION/ROOFTOP APPENDAGES

- Attic ventilators are preferred to be the “pancake” low profile type.
- Rooftop appendages, vents, stacks, ventilations, skylights, etc., shall be located on the rear slopes of the roof.
- Rooftop appendages are to be painted to match or blend with the color of the roof.
- Attic ventilators shall not be above the roof ridge.
- Roof ridge vents are acceptable.
- No skylights will be allowed on the front slope of the roof.

## SUBMITTAL REQUIREMENTS

- None required provided compliance with the above guidelines
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## AWNINGS

- Awnings shall be solid earth tone colors that match the house trim.
- Scalloped edge or decorative edged awnings are not allowed.
- Brightly colored or multi-colored awnings are not allowed.
- Awnings shall be installed on windows at the rear of the house only.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- Plan design, color samples, and samples of awning material are to be submitted.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## BASKETBALL GOALS

- Backboards shall be pole mounted and shall preferably be transparent acrylic. White, black, or gray backboards are acceptable.
- Poles shall be metal or fiberglass painted black or gray.
- Placement of basketball goal and pole shall be located to minimize visual and use impact to neighboring properties.
- Goal must be installed on rear of property.
- Basketball goals are not allowed to be mounted on a house, garage, shed, etc.
- Permanent basketball goals shall not be installed in such a way that access to the garage or driveway is blocked in any way.
- Portable goals are prohibited in the City street rights of way including sidewalks.
- Only one goal per lot is allowed.

## SUBMITTAL REQUIREMENTS

- None required provided compliance with the above guidelines.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## DECKS AND PATIOS

- Deck shall be of cedar or other material approved by the ACC. Pressure treated pine is permitted for the infrastructure only, or for areas not exposed to public view.
- Patios may be concrete, concrete stepping blocks, brick, concrete pavers, stone, or other materials as approved by the ACC.
- Patios and decks must conform to lot set-back requirements but in no case shall it be located closer than 5' to any property line.
- New deck or patio shall not alter the established drainage patterns.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- A set of floor plans and elevations drawn to scale.
- Site plan showing the location of addition and property lines, including setbacks.
- All colors and materials shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## DOG HOUSE/DOG RUNS

- Shall be located in side or rear yards only, behind side or rear yard fencing.
- Fencing for dog runs shall not exceed 5' in height.
- Doghouse shall not exceed 15 sq. feet in size.
- Must be fully screened behind privacy fence or otherwise screened so as not to be seen from public right-of-way.
- Only one doghouse and dog run is allowed per lot.
- Dog runs shall have a concrete slab and shall be well maintained, with regard to smell and appearance.
- Property owner must keep area clean and free of pet debris.
- All animals must be properly tagged for identification and vaccinated against rabies.

## SUBMITTAL REQUIREMENTS

- None required provided compliance with the above guidelines.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## DOORS – FRONT, SCREEN AND STORM

- Screen and storm doors shall have a 9” maximum wide frame, which shall be finished to match or complement the window mullions or the house trim.
- Storm doors installed on the front elevations facing a street or public view shall have transparent glass. There shall be no cross members or ornamentation.
- Any deviation must be approved on a case by case basis.
- Ornamental iron doors will be approved on a case by case basis. An ACC Request Form must be submitted to the Association office at least 15 days prior to the anticipated start date.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.



# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## DRIVEWAY OR PARKING PADS

- Driveways and additional parking pads shall match the existing concrete texture of the existing drives and sidewalks and may require screening if adjacent to a greenbelt, or street.
- Boats, recreational vehicles, trailers, etc. must be stored, placed or parked within the enclosed garage on the appropriate lot. They may not be exposed to public view from any side of the property.
- Drives and parking pads must be 1'-6" (18 inches) away from the property line or be behind an approved privacy fence and must not interfere with the subdivision lot grading plan or established drainage patterns.
- Driveways with a color or pattern must be submitted for approval. No bright or primary colors are permitted.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- Site plan showing the location of addition and property lines, including set backs
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## FENCING

- Fence height must conform to City of Plano property code requirements.
- A wooden fence height shall be either 6 feet or 8 feet above grade. A 1" x 4" footer board, continuous around the entire perimeter may be installed to curtail erosion and mower damage. The footer board shall not be additive to the height of the fence.
- Fences shall "step" up or down to higher or lower connecting fences or columns as described in the Covenants, Conditions, and Restrictions of the Association, Section 4.11.
- No "double fences" will be allowed.
- Fences shall not encroach into any public street right-of-way (ROW) or designated HOA common area.
- Fencing on corner lots must comply with Section 4.6 (n) of the CC&Rs of the Association regarding sight line requirements.
- Fencing shall not be placed beyond the front yard building line and must comply with the City of Plano Ordinances on a side yard building set back on corner lots with secondary street frontage.
- Pickets are to be placed on the exterior face (or Public side) so that vertical support posts and horizontal framing is hidden.
- Steel posts visible from a public street must be "boxed" using the same material as used for the fence pickets.
- Post may be steel pipe columns, or approved wood.
- Approved fencing material is wood (hardwood or cedar to meet standard design)
- Unapproved fencing materials which are within public view are (not all inclusive): lattice panels, chain link, wire, wire mesh or wire-bound pickets, sheet or expanded metal and stamped metal posts, plastic or fiberglass, rope, bamboo, or reed.
- If the fence material is not left to weather naturally, any finish (paint or stain) requires ACC approval. The colors which will be approved will be similar to Ready Seal's Pecan, Dark Walnut, Natural Cedar or Light Oak or Behr's Cedar or Chestnut. If finished (paint or stain) the entire public side of the fence, including surfaces facing side yards, alley, or Public Street or Association common area must be finished the same color.
- Finished fences must be maintained, i.e., stained or painted to maintain appearance.
- Fencing around swimming pools, spas, or hot tubs must incorporate City of Plano requirements.
- Fencing between lots is equally shared by the two property owners it separates. The homeowners involved are responsible for reaching agreement on replacement, repairs, design, materials used, etc.
  - The Association will not mediate issues between adjacent property owners regarding responsibility for fence replacement or repair.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- Painted fence colors should complement existing paint on the home. Stain colors should be chosen from a color palate as described above. Submit color samples, manufacturer, color name and number, etc., for review.
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## FLAGPOLES/FLAGS

- **Free standing flag poles** - An Owner or resident may display: the flag of the United States of America; the flag of the State of Texas; or, an official or replica flag of any branch of the United States Armed Forces.
  - A flag of the United States must be displayed in accordance with 4 U.S. C Sections 5-10;
  - A flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code;
  - A flagpole attached to a dwelling or 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;
  - A displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag must be replaced or removed.
  - An owner may not install a flagpole which is greater than twenty feet (20') in height and the pole location must be within 15 feet of the house.
  - An owner may not install more than one flagpole, or permanent house mounted flagpole on the owner's property.
  - Any flag displayed must not be greater than 3' X 5' in size but must be in proportion to the height of the pole.
  - Any lights installed to illuminate a flag must be set flush with the ground or base and may only shine straight up.
  - Any permanent flagpoles must be installed in concrete.
  - Flagpole must have quiet halyard flag snap equipment installed.
- **House mounted flags**
  - Shall be flown from a professionally designed permanent house mounting (3' X 5' flagpole kit with steel holder and brackets).
  - One 3' X 5' decorative permanent house mounted flag is allowed (i.e., U.S.; state; wind sock; family shields, etc.)
  - Must be mounted to a vertical surface of the house, not more than 6' above grade immediately below the mounting location.
  - No roof mounted flagpoles will be approved.
- **Garden/School/Armed Forces affiliation flags** See SIGNS on page 35

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date of installation of a "free standing flag pole.
- The plans and specifications must show the proposed location, material, size and type of such flag and flagpole.
- House mounted flags and mountings do not need approval if they meet the requirements above.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## GENERATORS

**(Please Note:** There is an extended period for review and approval of an application to install a Generator. Please see the submission requirements below.

- A standby electric generator is defined as a “device that converts mechanical energy to electrical energy and is:
  1. powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;
  2. (2) fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;
  3. (3) connected to the main electrical panel of a residence by a manual or automatic transfer switch; and (4) rated for a generating capacity of not less than seven kilowatts.” (See Texas Property Code Section 202.019)
- Installation and operation of a standby generator shall be subject to the following requirements:
  1. Installation and operation of a standby generator shall comply with all applicable City, County, State, and Federal Codes and Regulations, including obtaining building permits.
  2. A standby generator shall not be operated when delivery of electricity by a regulated utility service provider is available to supply electrical power to the premises, other than during brief periods for testing purposes.
  3. Testing shall be conducted only between the hours of 8:00 AM and 5:00 PM. Testing during other periods shall require a waiver from the Association, in advance. (See Waiver Process below)
  4. Installation, maintenance, and repair of electrical, plumbing, and fuel line connections shall be performed only by licensed contractors
  5. Fuel lines shall be installed in accordance with applicable health, safety, electric and building codes.
  6. No fuel shall be stored on, in, or beneath the property (lot line to lot line).
  7. No tanks for the storage of fuel shall be installed on, in, or beneath the property (lot line to lot line).
  8. The standby electric generator and its electrical and fuel lines are to be maintained in good condition. Repair, replacement, or removal of any deteriorated or unsafe components of a standby electric generator, including electrical or fuel lines, shall be made at the earliest possible opportunity.
- Emergency electrical generators and support equipment shall be located on the side or rear yard of the property and shall be shielded from public view from the street, alley, or any adjacent property, by landscaping or fencing.
- No electrical generator or support equipment shall be installed on the ground in front of a Residence.
- No electrical generator or support equipment shall be installed on the roof of any Residence.

## STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

- No electrical generator or support equipment shall be attached to any front wall or front window of a Residence or any other location where such would be visible from any street, alley, or adjacent property.
- No electrical generator or support equipment shall be located in or on any Association common area, wall, fence or other Association property.
- No electrical generator or support equipment shall be located in or on any property not owned by the property owner installing the generator.

### SUBMITTAL REQUIREMENTS

- An Architectural Change Request (ACC) Form shall be submitted **at least 30 days** in advance of the date installation will begin. Requests received less than 30 days in advance may be rejected.
- The submission shall include:
  - A plat of the property with the location of the emergency generator and associated equipment clearly indicated
  - A copy of the manufacturer's product description or specification data sheet
  - A photograph of a typical single family residence installation
  - The name, address, telephone number and state licensing information of the contractor(s)
  - A copy of the ACCORD page of all insurance policies held by the contractor(s) and sub-contractor(s)
  - All contractors and sub-contractors must maintain Workers Compensation insurance policies for the duration of the installation project
  - The City of Plano Permit Number(s)

If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## GUTTERS/DOWNSPOUTS

- Gutters and downspouts shall match the color of the existing trim of the house.
- Downspouts must not direct water onto adjacent properties.
- Water from the property must “sheet flow” before it enters into the drainage easements.
- No piped drains are allowed to have an outlet which directs water to adjoining lots or open spaces.
- The outlet for piped drainage shall terminate into the street gutter or rear alley.
- Drainage must not change established patterns.

## SUBMITTAL REQUIREMENTS

- None required provided the above guidelines are followed.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## HOT TUBS AND SPAS

- Spas and hot tubs must be located and screened from public view.
- Spas and hot tubs are limited to side and rear yards.
- Only one (1) spa or hot tub is allowed per lot.
- All spa and hot tub equipment must be fully screened from public view.
- Spas and hot tubs may not be located in easements or within 5' of any property line.
- Concentrated drainage (i.e., pipes) to HOA common areas or neighboring properties is not allowed.
- Drainage must not change established patterns.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- Site plan showing the location of Spa and property lines, including setbacks.
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.



# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## LANDSCAPING – MODIFICATIONS TO EXISTING LANDSCAPING

Landscaping must relate to the existing terrain and natural features of the lot, utilizing plant materials native or those commonly found and successfully grown in the North Texas area. The amount and character of the landscaping must conform to the precedent set in Stonehaven Place South. (Note: Xeriscaping is permitted, see Xeriscaping section elsewhere in this document.)

- All improved landscaped areas shall have an appropriately designed automatic irrigation system.
- Removal of existing trees of 4” caliper (diameter) or greater shall have prior written approval of the ACC Committee.
- A property is required to have one tree in the front yard (this does not include trees in the front flower bed).
  - If a tree is to be replaced, it must be at least 3” caliper (diameter).
  - When removing trees, the stumps shall be ground.
  - The elevation of the area in which the tree was formerly located shall conform to the level of the surrounding lawn or graded surface.
  - The replacement tree shall be a type selected from the list below. The Board of Directors will consider requests to plant other species.

Chinese Pistache	Live Oak
Japanese Maple	Bradford Pear (not recommended)
Crepe Myrtle	Redbud
Magnolia	Red Oak
Cedar Elm	Texas Ash

- Trees cannot be planted within 5’ of property line or utility easement.
- **Note:**
  - No form of palm will be approved as the required tree.
  - No invasive plant species, such as bamboo or kudzu, may be planted anywhere on the property.
- Landscape improvements shall not impact the function of any drainage easement.
- Landscape edging may be metal, stone or brick.
  - If edging is mortared, it must be maintained; if edging is dry stacked, it must be maintained.
  - Metal edging, shall not exceed the adjacent turf height.
  - Stone edging may be of stone cut in uniform rectangular shapes and consistent in height not to exceed 4” to 6” in height above grade. Stone color shall complement the house.
  - Edging in the form of large rocks or boulders (at least 1;’ (one foot) in diameter) is acceptable as an accent to stone edging or as the sole edging material.

## STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

- Regular brick edging shall complement the house brick and is required to be mortared in place.
  - In no instance shall any holes in the brick be visible to the public.
- Interlocking stone landscape edging shall complement the color of the house brick and is not required to be mortared.
- Landscaping shall not impede sight lines needed for safe vehicular traffic movement. See Section 4.6 (g) of the Covenants, Conditions, and Restrictions of the Association, and applicable City of Plano requirements.

### SUBMITTAL REQUIREMENTS

- ACC Request Form for tree or edging replacement must be submitted 15 days prior to replacement.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## LANDSCAPE MAINTENANCE

Landscaping must relate to the existing terrain and natural features of the lot. The amount and character of the landscaping must conform to the precedent set in Stonehaven Place South by the builder at the time the community was developed.

NOTE: Xeriscaping is permitted; please refer to the Xeriscaping guidelines on page 49.

- All yards visible from the street, including side yards shall be sod with turf grass from the home to the back of the street curb, or the forward edge of the planter bed, unless otherwise approved in writing by the Architectural Control Committee.
- All unpaved areas of a front or side yard must be sod with grass unless in use as a planter bed, such as was installed by the builder along the front of the residence, or within a tree ring or similar architectural or landscape feature.
- The owner of each Lot shall maintain the yards in a sanitary and attractive manner and shall edge along the street curbs, alley, sidewalks, walkways, and other meeting points on the property of grass or other vegetation and another landscape feature.
- Turf grass on each Lot must be kept mowed at regular intervals as to maintain the property in a neat and trimmed manner. The mowing, trimming and edging of the lot must ensure that turf grass must not exceed 5" in height at any time on each Lot. No turf grass shall be allowed to go to seed.
- Landscape plants shall be installed and kept neatly trimmed along the entire front of the home.
- Lot owners must keep all doorway and window areas trimmed free of trees, shrubs or any vegetation as to not obstruct or block any entry or egress to doorways.
- No more than 25% of window areas may be obstructed by branches of trees or shrubs.
- House address numbers installed by the builder must remain visible from the street at all times and may not be obstructed from view by any trees, shrubs, vegetation, or structure, such as a trellis, flagpole, sign, or holiday decorations.
- Sidewalks, driveways, and pathways must be kept clear of any plant growth.
- Plant and tree pruning should consist of routine maintenance and the removal of dead, dying, diseased, interfering and objectionable branches or limbs. Tree height above sidewalks and roadways will be maintained in accordance with City of Plano Property Standards.
- When pruning plants and trees, care should be taken to trim them shapely and typical of their species.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## SUBMITTAL REQUIREMENTS

- None required with the exception of Xeriscaping or removal or expansion of front yard planter beds.
- See Xeriscaping Guidelines elsewhere in this document for details.
- If there are questions with the interpretation of the above guidelines, please contact the office of the Management Company.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## LIGHTING (Exterior)

- All exterior lighting must be screened and/or aimed so as not to “glare” toward neighboring property.
- Flood lighting shall be screened or shielded so that light is confined to the Owners Lot.
- No permanent colored lights allowed.
- Seasonal/holiday lighting or decorations may be displayed one month prior to the holiday and must be removed no later than fourteen days after the date of the holiday being celebrated. Such lighting and decorations must be appropriate for the holiday being celebrated.

## SUBMITTAL REQUIREMENTS

- None required provided you comply with the above guidelines.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## MAILBOXES

- Mailbox heights and sizes must comply with U.S. Postal Service standards and sizes.
- Masonry encased mailboxes shall be a maximum of 4' in height with masonry to match or complement that of the house.
- To the extent possible, mailboxes shall be grouped in pairs at the request or requirement of the U.S. Postal Service.
- Mailboxes are the responsibility of the property owner. Where mailboxes are housed in a shared structure, the property owners are jointly responsible for the maintenance of the mailbox. The Association will not mediate disputes between property owners.

## SUBMITTAL REQUIREMENTS

- None required provided you comply with the above guidelines.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## OUTDOOR FIREPLACES / FIRE PITS / OUTDOOR KITCHEN AREAS

### **Outdoor Fireplaces**

- Outdoor fireplaces shall be finished with masonry that blends with that of the house. Brick shall match the house brick blend.
- Outdoor fireplaces shall be located in the side or rear yards only, within the side or rear yard setback established for the Lot and not closer than five (5) feet to any property line. The fireplace may not encroach upon any easement or alter the surface drainage on the lot.
- The structure shall be in scale with and integrated into the design of the house structure, deck and/or landscape areas and shall be sited in consideration of neighboring properties.

### **Fire Pits**

- Fire pits/barbeque pits shall be located in the side or rear yards only, within the side yard setback established for the Lot and not closer than five (5) feet to any property line and within 10' of any combustible construction.
- Fire pits shall be finished with masonry that blends with that of the house. Brick shall match the house brick blend.
- Fire pits/barbeque pits may not encroach upon any easement or alter the surface drainage on the Lot.

### **Outdoor Kitchen/Grill Area**

- Outdoor kitchen/Grill areas shall maintain the setbacks established for the Lot.
- Outdoor kitchen/Grill areas shall be finished with masonry that blends with that on the house. Brick shall match the house brick blend.
- Outdoor kitchen/Grill may not encroach upon any easement or alter the surface drainage on the Lot.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- A set of plans and elevations drawn to scale.
- Site plan showing the location of addition and property lines, including setbacks.
- All colors and materials shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## PAINTING AND COATINGS

- All exterior surfaces shall be maintained in good and reasonable condition.
- Any deteriorating exterior surface material (brick, wood, HardiPlank, etc.) shall be replaced with the same material as was originally used.
  - The Committee will consider substitution of HardiPlank for wood if replacement is required.
- Any noticeable paint or coating failure such as peeling, flaking, chalking or chipping; as well as any surface deterioration shall be remediated and the surfaces recoated.
- Exterior paint colors shall match the existing house paint or be a complementary color to the existing paint color. Exterior paint colors which will be approved are the exact color presently on the house or those similar to:
  - Glidden
    - Whispering Wheat
    - Navajo Sand
  - Behr
    - Mown Hay
    - New Khaki
    - Mission Stone
    - Nevada Sand
    - Canoe
  - Sherwin Williams
    - Navajo White SW 6126
    - Ecru SW 6135
    - Stucco SW 7569
    - Argos SW 7065 (soft grey)
- Front door paint color must match the existing door color or one of the approved paint colors. Approved paint colors are the exact color presently on the front door or those similar to:
  - Black
  - Rustic Red (Sherwin Williams SW 7593)
  - Wood Finish
  - Jersey Cream (Sherwin Williams SW 6379)
  - Argos SW 7065 (soft grey)

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date, even if the same colors will be used.
- All colors shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.



# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## PARKING

- None of the following equipment may be parked for storage in the driveway or in any area of the lot visible from the street, nor shall any such vehicle or equipment be parked for storage in the side or rear yard of any Residence unless completely concealed from public view by a fence, except on a temporary basis as described below:
  - Boat
  - Trailer
  - Marine Craft
  - Hovercraft
  - Aircraft
  - Recreational vehicle
  - Pick-up camper
  - Travel Trailer
  - Motor home
  - Camper body or similar vehicle or equipment
  - **NOTE:** Vehicles listed above may be parked in the driveway or an area of the lot visible from the street on a temporary basis not to exceed 72 hours when preparing the vehicle for use or following use of the vehicle, such as before and after a trip for the purpose of loading and cleaning.
- No vehicle of any size, the purpose of which is to transport flammable or explosive cargo, may be kept on the Property at any time.
- No vehicles or similar equipment shall be parked or stored in an area visible from any street or alley except those listed below. Such vehicles must be in operating condition, have a current license plate, registration, current inspection sticker (if required by licensing authority) and be in regular use as motor vehicles on the streets and highways of the State of Texas.
  - Passenger automobiles
  - Passenger vans
  - Motorcycles
  - Pick-up trucks
  - Pick-up trucks with attached bed campers

## SUBMITTAL REQUIREMENTS

- An ACC Request Form requesting a waiver to any of the vehicles or equipment listed above must be submitted to the Association office at least 15 days prior to parking a vehicle on the prohibited list above. This does not include temporary parking prior to, or following, use of the vehicle for loading and cleaning.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## PATIO ROOF COVER

- Patio roof cover must meet the required setback for the Lot. Cover must maintain 10' rear yard setback from property line. Cover may not be located within any drainage, utility, or maintenance easement.
- Materials must match or complement existing house.
- Columns must be made of cedar or other material approved by the ACC.
- The pitch of the patio roof cover shall be approved by the ACC on a case by case basis.
- Construction shall not alter the drainage patterns established.
  - If necessary, existing gutters and downspouts are to be extended, new gutters and downspouts installed, and below ground drainage system installed to ensure run-off does not alter existing drainage patterns.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- A set of plans, elevations, and roof plans drawn to scale.
- Site plan showing the location of addition and property lines, including set backs
- All colors and materials (roofing, siding, masonry, etc.) shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## PLAY EQUIPMENT / TRAMPOLINES

- Play equipment structures are allowed only in side and rear yards, and must maintain a 5' set back from any property line and may not encroach on any utility or maintenance easement.
- Play equipment structures shall not be taller than 13'.
- Awnings and/or coverings must be earth tone in color and of a solid color.
- Permanent metal or plastic play equipment visible from outside the property must be earth tone in color.
- Permanent wooden play structures must be constructed of cedar or treated pine
- Permanent play equipment must be maintained to retain structural integrity and finished appearance.
- Trampoline features that extend around the safety netting and above must be earth tone in color.
- Play equipment/trampolines must be set up behind the installed fencing on the lot.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- A description of the play equipment with its dimensions and colors (photographs where available).
- Proposed plan showing the location of the play equipment, adjacent buildings and property lines.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## POOLS/POOL EQUIPMENT/PONDS

- All swimming pools, ponds and associated decks shall be located in the side and/or rear yards. They may not be located in easements or within 5' of any property line. Pool/pond equipment must be fully screened from public view on all sides with a 6' or 8' privacy fence. The equipment must be located adjacent to the house unless otherwise specifically approved by the ACC.
  - Pool/pond equipment may be installed in side or rear yards only.
- Above ground pools, masonry block, vinyl lined and low hung vinyl lined pools are not permitted.
- Construction access must be across applicant's property; the access plan must be included with the submission of the ACC Request Form and must be approved prior to commencement of any work. Excess soil not retained for landscaping purposes must be removed to an approved waste disposal site within 24 hours.
- Pneumatic pool enclosures are not permitted.
- Pond pumps of the silent, self-priming, sequence water garden type are permitted adjacent to the pond as long as the filter/pumping system is not visible. The pump and filter system must be confined to an area to monitor noise control and must be shielded from view with 5 gallon non-deciduous shrubs or privacy fence.
- All improvements (pools, pool decking, ponds, retaining walls, landscaping, etc.) shall be installed in such a manner that the drainage across adjacent properties is not altered or impaired in any way. Finished grades shall not direct concentrated water (i.e., downspouts, pool/pond overflows, sub-grade drainage systems) flows onto adjacent properties or any other Common Area.
- Pools, pool equipment, and ponds are subject to City of Plano Requirements and Permitting processes.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- A set of plans and elevations drawn to scale.
- Site plan showing the location of property lines, including setbacks.
- Contractor/Business Name
- Salesperson Name
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## RAINWATER COLLECTION DEVICES

Requests to install or modify rainwater collection devices must be submitted to the Architectural Committee for review.

An Owner may not install a rain barrel or rainwater harvesting system if such device is to be installed in or on property:

- Owned by the Association.
- Located outside the fenced area of the owner's Lot.
- If the barrel or system is of a color other than a color consistent with the color scheme of the owner's home;
- If the barrel or system displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.

The Association may regulate the size, type, and screening 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:

- The restriction does not prohibit the economic installation of the device or appurtenance on the owner's property; and,
- There is a reasonably sufficient area on the owner's property in which to install the device.
- The Owner must submit plans and specifications indicating the screening method and detail.
- Maximum size of any single container should be limited to 50 gallons
- The collection device must be properly maintained in a sanitary, safe and working condition.
- Discharge of collected rainwater must be within the boundaries of the owner's Lot without detrimental effect on neighboring properties.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- Plans and specifications indicating rainwater harvesting system; proposed location, color, material, screening devices, size and type of system (and all parts thereof).
- The plan must identify location and whether the device or any part thereof will be visible from any street, other lot or common property.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## RELIGIOUS DISPLAY ITEMS

The Association prohibits the display of religious items on the entry of a dwelling if:

- It threatens public health or safety
- It violates the law
- Is patently offensive to passersby
- Is in a location other than the entry or door frame or extends past the outer edge of the door frame
- In the aggregate exceeds 25 square inches.

## SUBMITTAL REQUIREMENTS

- None if the above guidelines are followed.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## RETAINING WALLS

- Retaining walls shall be limited to 4' in height unless it can be shown that site conditions justify a taller wall.
- Retaining walls 4' and taller must be designed by a licensed Professional Engineer in the State of Texas.
- Retaining walls shall not alter or impair the drainage across adjacent properties.
- Retaining walls of wood, railroad ties and the like are not allowed.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- Scaled site plan showing location of wall, height, finished elevations (top and bottom) and resulting drainage patterns.
- Materials (i.e., brick or stone) samples or photographs.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## ROOFING MATERIALS

### **Standard Shingles**

Shingles must be designed to be 20 year life composition, 240 pound per square foot or an updated equivalent in the event of changes to specifications by shingle manufacturers:

- Wind and hail resistant
- Roof stacks and flashings must be painted to match the roof color
- Shingle color must:
  - Match the aesthetics of the property surrounding the owner's property.
  - Resemble shingles authorized for use on properties in the Association.
  - Color must be "muted brown" or "muted gray"; specifically, GAF Timberline (or a similar manufacturer) Weathered Wood, Shake Wood, Mission Brown, Hickory, and Slate (or similar colors from other manufacturers). Submission of a sample must be provided and approved, regardless of color selected.
  - The following colors, or similar colors, are unacceptable: Birchwood, Hunter Green, Charcoal, and Pewter Grey.

### **Energy Efficient Shingles**

Energy Efficient Shingles must:

- Comply with the requirements listed above for Standard Shingles, with the exception of color.
  - The color of energy efficient shingles should, without compromising the energy efficiency of the shingles, harmonize with the shingle colors used elsewhere in the Association as much as possible.
- Provide heating and cooling efficiencies greater than those provided by customary composite shingles
- Provide solar generation capabilities
- Be rated by the manufacturer or a certification agency as Energy Efficient; such rating or certification documentation must be submitted with the ACC Request Form. Verbal representations of installers or contractors are not acceptable.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- Color shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- Contractor/Business Name
- Salesperson Name
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.



# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## SATELLITE DISHES

- Size: Diameter of the dish is not to exceed one meter (39 inches)
- Color: Dark bronze, dark gray, dark green or black.
- Location:
  - Placement of the dish shall be in the least obtrusive location, preferably on the rear or side of house.
  - Dishes shall not be placed in prominent visual locations, such as on top of a chimney, fence, balcony railing or roof ridge, and may not be located on roof surfaces that directly face the street.
- Dishes may not encroach upon any public right-of-way, common areas or adjacent property, or be located on roof surfaces that directly face the street.
- No more than two (2) dishes may be located on a roof
- Inactive dishes must be removed

## SUBMITTAL REQUIREMENTS

- None required provided compliance with the above guidelines.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## SHUTTERS

- Exterior shutters, when used, must be operable or appear as such.
- Shutter size and proportions must visually equal the window or door opening size as if to cover the opening when “closed”.
- Shutters shall be half the width of the adjacent window Shutters must follow the profile of the window. The intent is to provide for a visually operable shutter.
- Shutters shall be stained or painted to match or complement the colors existing on the home or Lot.
- Shutters wider than 2’ 0” will typically not be allowed.
- Shutter may be painted the following colors:
  - Black
  - Rustic Red (Sherwin Williams SW 7593)
  - Jersey Cream (Sherwin Williams SW 6379)
  - Stained to match other stained surfaces on the home
  - Other colors will be considered upon request.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- Picture and diagram of shutter.
- Sample of paint to be used – must include paint manufacturer and color number.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## SIGNS

- “For Sale” or “For Lease” signs or any other sign or banner described below shall not exceed more than six (6) square feet in size.
- Signs advertising Garage Sales must be placed on the lawn area of the property only, between the sidewalk and the house. They may not be placed in medians.
- Political signs should be of a size in accordance with the State law.
- Only one (1) sign shall be permitted for each candidate or issue; such signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and shall be removed within ten (10) days after the election, unless there is a “run off” election.
- Security/alarm company signs up to 100 square inches are permitted in the front landscape.
- Pool contractor signs are permitted in the front yard when a City of Plano permit is required and is attached to the sign.
- Contractor signs may be placed in the front yard for the duration of the project only.
- Homeowner’s or children’s school affiliation signs or banners are permitted. One (1) sign or banner per child is allowed in the front yard.
- Signs or banners indicating affiliation with the Armed Forces of the United States are permitted.
- “Game Day” banners or signs may be displayed the day of the game only.
- All other signs or banners are not permitted unless otherwise approved by the ACC.
- No commercial sign shall be attached to any structure or fence.
- A “No Solicitation” sign may be displayed on the front door side window; however, the maximum size is 4” X 6”

## SUBMITTAL REQUIREMENTS

- None required provided home owner complies with the above guidelines.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## SOLAR ENERGY DEVICES

Solar energy device must:

- Be a color that blends with the roof color – including: frames, support brackets, or any visible piping or wiring.
- Panels must blend to the greatest extent possible with existing roof color.
- Height clearance off the roof should be the minimum allowed by the manufacturer.
- Shall not cause glare or reflection that may be objectionable to other property owners.
- Must be maintained at all times or be removed by the owner.
- An owner may not install a solar energy device that:
  - Violates any law;
  - Is on property owned or maintained by the Association;
  - Is located on property in Association common areas;
  - Is located anywhere but on the owner's roof or in his fenced yard or patio, or any structure allowed under a dedicatory instrument;
  - If mounted on the roof of the home, is installed on the roof facing the front street (except as otherwise allowed by law), extends beyond the roof ridge of the section of roof in which it is installed, does not conform to the slope of the roof, has a top or bottom edge that is not parallel to the roofline on which it is located, and/or does not conform to certain allowed design guidelines;
  - If located in a fenced yard or patio, is taller than the fence line;
  - Is installed without prior approval by the Association or its Architectural Committee;
  - Would “substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities”; or
  - A court determines it threatens public health or safety

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 30 days prior to the anticipated installation start date.
- A set of plans and elevations drawn to scale.
- All colors and materials shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## SPORTS COURTS

- Sports courts must be located in side or rear yards only
- Sport courts cannot be lighted, unless specifically approved by the ACC
- Sports courts shall not alter the drainage patterns established.
- Sports courts must be installed in side and rear yard areas surrounded by approved fencing.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- A set of plans and elevations drawn to scale.
- Site plan showing the location of sports court and property lines, including setbacks.
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## STORAGE SHEDS

- Storage sheds must be located in side or rear yard.
- Storage shed must be located behind a 6' or 8' privacy fence and may not be visible from any street.
- Storage sheds shall have a maximum square footage of 120 square feet unless otherwise specifically approved by the ACC on a case by case basis depending on the yard area and proposed location.
- Only one storage shed is allowed per lot.
- Storage structures must be located in compliance with lot set back requirements and in no case shall the structure be closer than 5 (five) feet of any property line
- Storage shed must not alter the existing drainage of the lot.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- Site plan showing the location of storage shed and property lines, including setbacks.
- All colors and materials (roofing, siding, masonry, etc.) shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- City of Plano permit number, if a permit is required.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## STRUCTURES

- **None** of the following structures are permitted on any Lot:
  - Oil wells
  - Storage Tanks (other than small propane tanks used with a barbeque or outdoor heater and/or Association approved rain collection equipment)
  - Tunnels
  - Mineral excavations or shafts
  - Windmills, wind turbine, or wind-tunnels constructed for the purpose of producing electricity

## SUBMITTAL REQUIREMENTS

- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## SUNSCREENS

- Sunscreens shall be integral to the window and shall be consistent in appearance for each elevation of the house.
- Reflective film on windows shall meet the following guidelines:
  - Visible light reflection (exterior) shall not be more than 35 percent,
  - The product shall be warranted for adhesion and anti-fogging.
  - Windows of each elevation shall be consistent in appearance.
  - If delaminating occurs, corrective action shall be taken by the homeowner.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date.
- Film samples and warranty shall be submitted for review and approval of reflectance.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.



# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## TRASH TOTE/RECYCLE BINS/CITY OF PLANO BULK TRASH COLLECTION

- Trash totes/recycle bins shall be stored in the following locations:
  - On the driveway pad established for that purpose by the builder
  - At the rear of the home against the house or fence
  - In the rear yard
  - In the garage
- In compliance with City of Plano regulations, items intended for City of Plano “Bulk Trash pick-up” day each month may be placed for pick-up no earlier than five days prior to the established “Bulk Trash” pick up date or special pick up date arranged with the City by the Owner or resident.
  - Prior to “Bulk Trash” pick up date; items must be stored in the garage or in the rear yard, not visible from the front or rear of the property.
- Trash cannot be accumulated on any Lot. Trash such as, but not limited to, broken or rusty equipment, disassembled or inoperative cars, discarded appliances and furniture, and discarded household fixtures, is not allowed except when placed for pickup under the City of Plano “Bulk Trash pick-up” program (see above).
- See the City of Plano website at: <https://www.plano.gov/683/Bulk-Trash-Collection>

## SUBMITTAL REQUIREMENTS

- None required provided compliance with the above guidelines.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## VEGETABLE GARDENS

- Vegetable gardens may be located in the rear or side yard only.
- Vegetable gardens must be screened with fence to block view from street or Common Areas.
- Vegetable gardens cannot grow on or be supported on the public side of rear or side fencing.
- Vegetable gardens must be kept neat and free of weeds.

## SUBMITTAL REQUIREMENTS

- None required provided compliance with the above guidelines.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## WINDOWS

- Any replacement window is to match existing windows in home.
- All windows, other than those in the front and rear doors, are to be constructed of vinyl clad frames with insulated low E glass.
- Window frames must be painted:
  - The color originally installed on the home
  - A shade of white
  - A shade of light beige
- All window frames visible from the street in front of the house, including a second story, and to a distance of 15' rearward from the front of the house along a side wall must be of the same color.
- All double pane clear glass windows may be replaced with windows which do not have "grids".
- The appearance of all windows on the front of the home, or side windows within 15 feet of the front of the home (including those on a second floor but excepting frosted bathroom windows or glass block windows), must be consistent, i.e., either all such windows shall have "grids" or all such windows shall not have grids
  - Piecemeal replacement of windows to transition from windows with grids to windows without grids, or vice versa, is specifically prohibited.
- Removal or replacement of window/s must be approved by the ACC.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated installation date.
- A detailed proposal with the name of the window manufacturer, color of frame and size of replacement window must be attached to the ACC Request Form.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

# STONEHAVEN PLACE SOUTH HOMEOWNERS ASSOCIATION ARCHITECTURAL CHANGE GUIDELINES

## XERISCAPE LANDSCAPE

Landscaping must relate to the existing terrain and natural features of the lot, utilizing plant materials native or those commonly found and successfully grown in the North Texas area. The amount and character of the landscaping must conform to the precedent set in Stonehaven Place South.

- Homeowner may install drought resistant turf; however, under no circumstances may homeowner install artificial turf.
- Homeowner may install drought resistant landscape plants; however, under no circumstances may homeowner install artificial plants of any type.
- Reference “Landscape” and “Landscape Maintenance” for further guidelines.
- Please note that implementing xeriscape landscaping will likely require changes to the existing irrigation system.

## SUBMITTAL REQUIREMENTS

- An ACC Request Form submitted to the Association office at least 15 days prior to the anticipated start date of tree, turf or edging replacement.
- A detailed landscape plan, prepared by a licensed landscape contractor, must be submitted with the ACC Request Form. The plan must depict and list all plants and materials to be used on a representative drawing of the property.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.