

# Royal Oaks Community Standards

September 9, 2020

This condensed version of the Royal Oaks Community Standards is presented to provide guidance to residents. The specific rules and greater detail regarding each of the Community Standards are found in the Association Governing Documents.

## General

In general, residences in Royal Oaks are to be designed, built and maintained in harmony with other residences in the community. Maintaining property in compliance with the community standards is the responsibility of the Owner of the residence, even when the residence is leased to another party. The Community Standards are interpreted and enforced by the New Construction/Modifications Committee (for new construction and for exterior modifications) and the Deed Restriction Committee (for enforcement of the Governing Documents.). Ultimate responsibility for interpretation and enforcement is with the Association Board.

All exterior construction or modification to a property is subject to review and approval by the Modifications Committee based on site-specific conditions. Inadequate maintenance is a deed restriction violation that the Deed Restriction Committee will review and may levy fines.

No approval shall be required to make interior modifications to structures so long as such modifications do not affect the exterior appearance of the structures and are not visible from outside the boundaries of the Lot.

All painting of the exterior of a structure is subject to prior approval by the Modifications Committee.

## Structures

No structure of any kind (including, without limitation, homes, fences, walls, garages, storage sheds, swimming pools, sidewalks, driveways, solar panels, mailboxes, balconies, decks, patios, light fixtures, athletic and other recreational facilities or equipment, satellite dishes or antennas) shall be placed, erected, or installed upon any Lot unless approved in advance by the Modifications Committee. Storage sheds may be allowed but must not be visible from the street or the golf course.

## Lawn Grass

The approved lawn grasses for front yards and rear yards of golf course lots are Bermuda Tiff 419 hybrid or zoysia (Emerald, Zorro or Zeon). Since it is difficult to maintain an attractive lawn using Bermuda Tiff 419 in shady areas, such as under mature trees, one of the three approved zoysia grasses must be used in shady areas. St. Augustine grass, prevalent in Houston, is not allowed in

any front yard or in the back yards of golf course lots and must be removed and not allowed to reenter the lawn. Grass must be kept weed free and mowed to a standard height. Lawns are not to be overseeded with annual rye grass in the fall and winter.

### Landscaping

Front yards of all residences, and the back yards of Golf Course lots, must be attractively landscaped and maintained including removal of weeds. Planting of colorful annual flowers is encouraged. Plants and flowers must be appropriately pruned, and dead plants must be removed promptly and replaced. No artificial vegetation or landscaping is allowed on the exterior of any residence.

### Fencing and Walls

Walls or fences must be constructed on side property lines with wrought iron gates on the house sides with full height privacy panels. These side walls and fences must terminate at least 5 feet behind the front plane of the residence. Golf Course lots must have a wrought iron gate at least 5 feet from the back plane of the residence with a full height privacy panel.

Only wrought iron fences are to be used where the fence is visible from the street or the golf course. Golf Course lots may have a rear “view fence,” and a rear “view fence” is mandatory for a residence with a pool. Rear fences must have a solid base and must not exceed 60 inches in overall height.

### Trees

All lots must have approved hardwood trees in their front yards as follows:

- Lots less than 60 ft. width – 1 accent tree
- Lots between 60 ft and 100 ft width – 2 large trees and 1 accent tree
- Lots over 100 ft width – 2 large trees and 3 accent trees

Golf course lots must have approved hardwood trees in their back yards as follows:

- Lots less than 100 ft. width – 2 large trees
- Lots over 100 ft width – 3 large trees

### Drainage

All lots must drain to the street, not to the golf course nor to an adjoining lot. Pools must not drain to the golf course.

### Trash and Recycle Containers

Trash and recycle containers are to be stored so as to be screened from view.

## Front Lighting

Royal Oaks was designed with minimal street lighting. The community depends on the building façade lighting and, to a lesser extent, landscape lighting, to keep the community attractively lit at night. All residences are required to have façade lighting on the front of the residence. One coach light per 20 feet of residence width based on the street frontage with a minimum of 3.

All front exterior lighting, including landscape lighting, must be controlled electronically so that it automatically illuminates at sundown and turns off at sunrise. Control of this lighting by manual switch or timer is prohibited. Exterior lighting must be maintained and in good working order with burned out bulbs replaced in a timely manner. Solar lighting is prohibited.

## Landscape and Other Outdoor Lighting

Landscape lighting to highlight landscape features (including trees and decorative shrubs), and the lighting source (e.g., bulb) should be inconspicuous and not visible from the street. Landscape lighting may not exceed eighteen inches (18") in height, must be in a landscape bed and not in hardscape or turf, and low voltage fixtures may not have bulbs with wattages greater than 50 watts incandescent or the equivalent for other types of lighting. Inset lighting in steps and pathway directional lighting is permitted to illuminate steps and walkways subject to it meeting the requirements of the Design Guidelines. Solar landscape lighting, hanging light fixtures, and pagoda lighting are not permitted.

All lighting shall be located, directed, and shielded so that light rays and glare, to the greatest extent possible, do not extend beyond Lot boundaries. No lighting that causes glare, discomfort, or disruption to any visual environment of neighboring Residences, Golf Course, or the street is permitted.

Light fixtures with cut-off or concealed light sources are preferred. These types of fixtures may include wall sconces, recessed lighting, soffit lighting, and directional lighting. Lighting may be mounted on the Residence or Accessory Structures at heights not to exceed 10 feet.

Recessed lighting (i.e., soffit lights) incorporated into the architecture of the Residence may occur at heights exceeding 10 feet. Any lights mounted higher than 6 feet off the ground must be pointed downward and away from neighboring Residences, Golf Course and streets. No light on any Residence, Accessory Structure, tree, or any other vertical element within a Lot may be located higher than the eaves of the Residence. Landscape lighting is required to be connected to an electronic or similar controller, not a manual switch or timer. Floodlights are prohibited.

### Address Plaques

Residences must have a clearly displayed address plaque that is back lit so that it can easily be seen at night. The plaque should show only the house number. The maximum height of the number is 8 inches.

### Mailboxes

Owners must maintain their own mailbox including keeping it painted, in good working order and properly supported. Mailboxes are to be painted black, have a red flag, and gold colored brass or similar numbering.

### Curbs

Most residences have their storm drainage systems exiting to the street through the front street curb. Owners must maintain the curb and the drain pipe exit so that there is no visible damage to the curb or the pipe exit.

### Burglar Bars

Burglar bars or similar fixtures are prohibited from installation on residence exteriors.

### Window Coverings

All windows of an occupied dwelling on a Lot (including, without limitation, those within or comprising part of a garage) which are visible from the street or other Lots or the golf course shall have draperies, curtains, blinds, or other permanent interior window treatments, and all portions that are visible from outside the dwelling shall be white or off-white in color, unless otherwise approved in advance in writing by the Board or Modifications Committee.

### Patio Covers, Sundecks, Balconies, and Other Architectural Features and Projections

These architectural features are subject to the RORCOA Guidelines and must be approved in advance by the Modifications Committee. The installation of outdoor televisions and/or media equipment is subject to prior review and approval by the Modifications Committee.

### Pools

Approved swimming pools are to be screened from direct view from the Street and adjacent Lots. Pools shall be a minimum of 2 feet from any property line. Waterfalls are limited to 4 feet in height from original grade.

### Water Features

Decorative water features, waterfalls, fountains, birdbaths, ponds, and waterfalls combined with swimming pools are acceptable, subject to the prior approval of the Modifications Committee. Heights are limited to 4 feet above original grade. Water features in the front of residences must be screened from street view. Fountains in the front yard must be set back a minimum of 15 feet from the front property line.

### Air Conditioning, Pool Equipment, and Emergency Generators

Air conditioning, pool equipment and emergency generators must be screened from view from Streets, adjacent Lots, and the Golf Course.

### Playground Equipment

Without the express, prior written approval of the Modifications Committee, no jungle gyms, basketball goals, swing sets, or similar playground equipment shall be erected or installed on any Lot, and in all cases when approved, shall be located in the rear yard of a Lot and may not be visible from the street or from the golf course.

### Outdoor Art

Outdoor art (including statues, outdoor art, fountains, birdbaths, and similar landscape elements) that is visible from the street or the golf course is subject to prior approval by the Modifications Committee.

### Holiday Lighting

Colorful or decorative holiday lights may be displayed one month prior and one month after any commonly recognized holiday for which such lights are traditionally displayed. Currently, the only commonly recognized holiday is Christmas, December 25.

### Yard Signs

Small signs identifying that the residence is protected by a security company are allowed in front yards and the rear yard of a golf course lot. A sign advertising a political candidate or ballot item may be displayed only on or after the 90<sup>th</sup> day before the date of the election to which the sign relates until the 10<sup>th</sup> day after that election date. Any such political sign must be ground-mounted. There can be only one sign for each candidate or ballot item.

### Party Tents

Party tents or similar temporary structures may be erected for a limited period for special events with prior written approval of the Board.

Golf Carts

No gasoline-powered golf carts shall be operated within the Properties.