



**ARCHITECTURAL GUIDELINES
FOR TEJAS LANDING SUBDIVISION**

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENT:

§

COUNTY OF FORT BEND

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These Architectural Guidelines ("Guidelines") are hereby promulgated by Tejas Landing Development, LLC, a Texas limited partnership ("Declarant") to be effective on the 2nd day of February 2024 pursuant to the authority established in the Declaration of Covenants, Conditions and Restrictions for Tejas Landing Development, LLC, recorded under Clerk's File Number 2024031859 in the Official Public Records of Fort Bend County, Texas ("Declaration") and encumber all Lots that are subject to the Declaration. These Guidelines are supplemental to the Declaration and are to be used in the architectural review of Builder and Owner plans. Non-compliance with these Guidelines is grounds for disapproval of plans. These Guidelines replace in their entirety any previously recorded Guidelines for Tejas Landing.

The capitalized terms used in these Guidelines shall have the meanings set forth in the Declaration, unless otherwise defined herein;

It is the intent of Declarant to establish various standards relating to exterior harmony of any and all improvements placed upon or constructed on any Lot within Tejas Landing and to set forth a general plan for building construction, community cohesiveness and desirable visual results.

Owners, including Builders, are advised to review these Guidelines carefully to ensure that they comply with all of the requirements before commencing any work or engaging in any activity on or in connection with their Lot or Dwelling to ensure they comply with all of the provisions set forth herein. Work commenced, performed, or completed without prior approval as required herein, in the Declaration, or otherwise in violation of the terms of the Dedicatory Instruments or applicable law may subject the Owner of the Lot to substantial costs, expenses, fees, and penalties, which may be in addition to a requirement that the Lot and/or Dwelling be restored to its original condition. All references herein to ARC approval, shall mean the prior written approval of the ARC.

ARTICLE I. ARCHITECTURAL CONTROL AND GENERAL GUIDELINES

A. Creation, Purpose, and Scope

These Guidelines are designed and intended to establish a comprehensive scheme for architectural and land use controls within Tejas Landing, to maintain the architectural integrity of improvements constructed on Lots and the quality of workmanship and materials used in the construction of such improvements in conformance with these Guidelines.

B. Review Authority and Approval Requirement

Architectural control and plan review and approval or disapproval is handled by the Architectural Review Committee ("ARC").

Unless otherwise specifically set forth in the Declaration or in these Guidelines, all plans and materials for proposed improvements, additions, exterior modifications, decorations, reconstruction, and similar items visible from the exterior of a Dwelling must have the prior written approval of the ARC.

Plans submitted to the ARC must comply with all applicable building codes, zoning regulations and the requirements of all agencies and municipalities having jurisdiction over the subject Property. It is the responsibility of the applicant to obtain all necessary permits and inspections. Regulatory approvals do not constitute review and approval under the requirements of the Declaration and these Guidelines, and vice versa.

C. Submittals

Requests by Builders for approval of proposed improvements shall be handled in accordance with the terms of their agreements with the Declarant, if any. Requests by Owners (and absent an agreement with the Declarant, Builders) for approval of proposed improvements must be made by submitting an application in the form provided by the ARC or available from the Association's management.

Applications for approval of additions or modifications to structures, improvements, and landscaping on a Lot must be accompanied by:

1. a survey or site plan, drawn to scale, showing
 - a. property lines, setback and easements; and
 - b. footprint of the Dwelling, driveway, sidewalks, decks, patios, retaining walls, etc.; and
 - c. existing trees and landscaping; and
 - d. all proposed improvements dimensioned to properly locate them from the Dwelling and property lines;
2. descriptions of the materials and finishes proposed to be used;
3. appropriate construction detail(s);
4. drawings showing any changes in exterior building elevations; and
5. if applicable, a landscape plan showing placement, number, species and size of proposed landscape additions or modification; and
6. if applicable, existing and proposed Lot grading and/or drainage structures.

Applications for approval of other items must include drawings, photographs, or other information sufficient for the ARC to properly consider the application. Failure to provide adequate information will result in disapproval of the application.

Color samples and photographs assist the ARC in rendering its decision and expedite the review process. The ARC may require the submission of such additional information as may be reasonably necessary to consider an application.

A non-refundable review fee **of \$250.00** shall be payable to the Association at the time of submission of any plans and specifications for approval.

D. Scope of Review

These Guidelines are intended to facilitate the review process but are not the sole basis for decisions on architectural and aesthetic matters. Compliance with these Guidelines does not guarantee approval. In reviewing each application, the ARC may consider any factor it deems relevant. Decisions may be based on purely aesthetic considerations. Each Owner acknowledges that decisions may be purely subjective, that decisions may vary from Lot to Lot, and opinions may vary as to the desirability and/or attractiveness of a proposed addition, modification, or other Improvement.

The ARC is not responsible for ensuring the structural integrity of an approved improvement or the adequacy of the design for the intended use of an improvement.

E. Timing

The timing of review of applications and notification of applicants shall be conducted as described in the Declaration.

F. Responsibility for Compliance

The ARC is not responsible for ensuring compliance with applicable state and local building codes. Each Owner is responsible for obtaining all necessary building permits and other governmental approvals that may be required for proposed improvements, modifications or additions. Additionally, Owners are responsible for locating underground cables and wires prior to any improvement requiring digging or grading.

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Guidelines and all requirements imposed by the ARC as a condition of approval.

ARTICLE II. SITE LAYOUT AND DESIGN STANDARDS

A. Building Materials

Only new materials shall be utilized in constructing an improvement on a Lot, unless the ARC shall expressly approve in writing the use of used materials for architectural effect.

Unless otherwise approved in writing by the ARC, the exterior of each Dwelling, excluding gables, windows, and door openings, shall be comprised of at least ninety percent (90%) brick,

stone, decorative stone, and/or fibrous cement board siding (Hardiplank®). No vinyl or aluminum siding shall be permitted. Stucco cannot exceed thirty percent (30%) of the exterior of any Dwelling.

Primary residential roofing materials must be at least thirty (30) year warranty composition-type shingles in Weathered Wood or comparable colors unless otherwise approved in writing by the ARC.

B. Building Setbacks

Building setbacks from front Lot lines are determined by plat and a minimum of 40' and a maximum of 65'.

No Dwelling shall be located closer to any side Lot line than 10' or closer than 40' to a street. All Dwellings must be centered on the Lot between the side Lot lines unless otherwise approved by the ARC.

Building setbacks from rear Lot lines are ten (10) feet unless otherwise approved by the ARC or as set forth on the recorded Plat.

Notwithstanding the setbacks set forth above, no Dwelling or garage may encroach into a utility easement.

C. Lot Grading & Drainage

Lots have been graded from rear to front. Each Lot must drain directly to the street without crossing any adjoining property lines. Owners are required to maintain proper drainage on their Lot at all times and shall not redirect grading from the original grading design and shall not direct drainage onto adjoining Lots.

No Owner, Builder or party other than the Declarant or the Association shall alter the natural drainage of a Lot in a manner that either increases the drainage of storm water onto an adjacent Lot or other property or blocks or impedes the drainage of storm water from an adjacent Lot without the written consent of the Owner(s) of the affected Lot or other property and the written consent of the Association.

D. Driveways

Each Dwelling shall have a concrete driveway of a minimum thickness of four (4) inches.

Builder shall construct the driveway from the garage to the abutting street and Builder shall repair at Builder's expense any damage to the street caused by the installation of the culvert or by connecting the driveway to the street.

Owner shall maintain at Owner's expense:

1. the driveway from the garage to the abutting street, including the portion of the driveway in the 20 foot (20') drainage easement;
2. the culvert under the driveway; and
3. proper drainage within the portion of the ditch that borders their Lot or Homesite.

No driveways or driveway cuts in side streets of corner Lots are permitted.

No driveway shall block side Lot drainage or direct drainage onto an adjoining side Lot.

Paving materials shall not abut the building foundation except where an entry walk or garage approaches the structure.

E. Equipment Location and Screening

Where practical, all exterior meters, air conditioning units, pool or spa filtration, and ground-mounted mechanical equipment, etc. shall be located in a side or rear yard and screened from street view and neighboring property by landscaping and/or approved fencing. Screening other than landscaping shall not be of a height greater than six feet above natural grade of the Lot. On corner Lots, every effort should be made to place HVAC equipment in the rear yard or in the side yard opposite the street.

Pipes or equipment attached to the side of the Dwelling, other than gas meters and hose bibs, shall be painted the same color as the walls. Roof pipes and vents shall be painted the same color as the roof.

F. Exterior Colors

Exterior colors for structures on a Lot must be a "neutral" or "natural" color or the equivalent thereof and as approved, in advance, by the ARC. Colors for windows, doors, louvers, gutters, and downspouts must be compatible with primary and trim colors of the primary Dwelling on a Lot. All colors of paint and color otherwise proposed for a Dwelling or other improvement on a Lot require the prior written approval of the ARC.

• G. Garages

Every Dwelling must have a garage capable of parking at least two (2) and no more than four (4) vehicles. Carports are prohibited.

Detached Garages will be set back a minimum of 25' from the front of the main residential Dwelling.

H. Gutters and Drains

Although gutters are not required, roof design or the use of diverters should keep dripping water off of patios, balconies, stairs, doorways, etc.

Positive drainage away from the Dwelling should be provided for rainfall, irrigation, air conditioner condensation and all other types of water runoff.

Down spouts on the front of the Dwelling are to be located to provide a clean, unobtrusive appearance. Down spouts must either be terminated two (2) to three (3) inches above the ground and have splash blocks or be connected to an underground piped drainage system.

Gutters and downspouts shall be integrated with architectural design of the Dwelling in terms of color, shape and location. Gutters shall be painted the same color as trim. A downspout must be painted to match the fascia and siding of the Improvement on which it is located.

I. Plan Repetition

House Plans may be repeated as described as follows:

1. Same Side of Street: At least three (3) Lots must separate Dwellings of the same House Plan and elevation. At least one (1) Lot must separate Dwellings of the same House Plan with different elevations.
2. Opposite Sides of Street: At least two (2) Lots must separate Dwellings of the same House Plan and elevation. Dwellings of the same House Plan with different elevations may not be located directly across from one another.

As used herein, a "House Plan" means the plans for the design of the Dwelling, including footprint of the Dwelling, number of stories, and roof design.

J. Square Footage Requirements

The required square foot ranges for the Dwellings are as follows:

1. Minimum of 1800 square feet for a single-story Dwelling, exclusive of porches and garages
2. Minimum of 2,200 square feet for a two-story Dwelling, exclusive of porches and garages

K. Minimum Lot Area

All Lots shall have the minimum dimensions as depicted on the Plat and no Lot shall be divided or subdivided.

L. Type of Residence

Only one detached single-family Dwelling of not more than two (2) stories tall shall be built on each Lot. All structures shall be of new construction and no previously built or occupied structure shall be moved from another location onto any Lot. All Dwellings must be kept in good repair and must be painted when necessary to preserve their attractiveness. No trailer home, mobile homes, motor homes, recreational vehicles, tents, shacks, or temporary outbuildings may be used as a residence at any time, either temporarily or permanently.

M. Minimum Width Requirement

All Dwellings will be a minimum of 40' wide.

ARTICLE III. ACCESSORY STRUCTURES AND ITEMS

A. Storage Buildings

One (1) storage building may be permitted on a Lot. A Storage Building may only be located in the rear yard of the Lot, screened by Lot fencing, and may not be viewable from any public street or Common Area. Storage buildings may not exceed 150 square feet in size.

Storage buildings must be constructed on a concrete foundation or pad, composed of materials that are identical or harmonious with the exterior of the Dwelling and roofed in materials identical to that used for the Dwelling. The color of a storage building must be compatible with the exterior color of the Dwelling on the Lot. Metal or prefabricated storage sheds are not permitted.

Plans for storage buildings must be submitted to the ARC and approved in compliance with the Declaration and the Guidelines.

B. Outbuildings

One (1) Outbuilding may be permitted on a Lot. An Outbuilding must be located in the rear yard of the Lot and screened by Lot fencing.

Such buildings must be constructed on a concrete foundation or pad, composed of materials that are identical or harmonious with the exterior of the Dwelling and roofed in materials identical to that used for the Dwelling. The color of an Outbuilding must be compatible with the exterior color of the Dwelling on the Lot. Metal buildings are permitted. All Outbuildings shall include brick or stone on the front elevation to match the home in full or as wainscoat.

Plans for such building must be submitted to the ARC and approved in compliance with the Declaration and the Guidelines.

C. Clotheslines

No clotheslines shall be installed on the exterior portions of any Lot.

D. Decks

Decks shall be compatible with the Dwelling. Decks must be located in the rear yard of the Lot. Decks shall be constructed no closer than ten (10) feet from any adjoining Lot or Common Area.

When decks are constructed of wood and have an exposed area below the deck that is greater than two (2) feet, that area shall be screened from view with lattice or other decorative screening. Each lattice panel shall have a minimum thickness of 3/8-inch and be framed. For a wood deck to appear compatible with the Dwelling, the sub structure shall be skirted with materials like those used on the Dwelling.

If a deck is a second story deck and the wall below the deck has windows or is 100% finished, then screening is not required. The deck support structures shall be designed to match the materials of the Dwelling or made of materials that complement the Dwelling.

Decks may be waterproofed, sealed or stained a natural wood color without the necessity of submitting an application or obtaining prior ARC approval. If the choice of color of the stain is not natural to wood, ARC approval must be obtained prior to applying such stain.

Screens and shade devices, if any, must appear as an integral part of the building elevation, must be made of materials that complement the Dwelling, and must be approved by the ARC prior to installation.

No deck shall extend beyond the side plane(s) of the house.

Plans for decks must be submitted to the ARC and approved in compliance with the Declaration and the Guidelines.

Conversion of a deck or patio into a screened porch, or conversion of a concrete patio to wooden deck, are subject to prior written approval by the ARC.

E. Dog Pens, Run, and Dog Houses

One (1) dog house may be permitted on a Lot. A dog house must be located in the rear yard of the Lot screened by Lot fencing and may not be viewable from any public street or Common Area. Dog houses shall be of similar color to the main structure (siding, shingles).

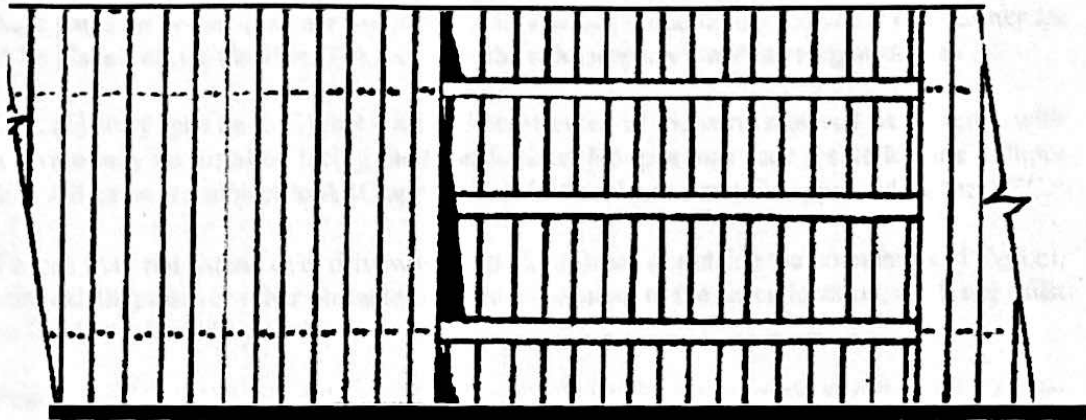
No dog pens or dog runs of any kind shall be permitted on any Lot.

F. Fences

All fences shall be approved by the ARC. All Lot fencing shall be approximately 6'6" high. All Lot fencing shall be comprised of 1" x 6" cedar picket fence with four-inch (4") by four-inch (4") pressure treated vertical wood posts enclosing the side and rear yards.

Lot fences shall be attached to the side of the Dwelling at a point which is at least ten (10) feet forward from the plane of the rear facade but no closer to the plane of the front facade than fifteen (15) feet, and extending out along a line perpendicular to the side Lot line (or the ROW line of the adjoining street on a corner Lot) and then running parallel to the side and rear Lot lines. Fencing that is not visible from a Common Area or street must be "Good Neighbor" wood fence with alternating good side out panels (no rail visible). See "Good Neighbor" Fence detail below:

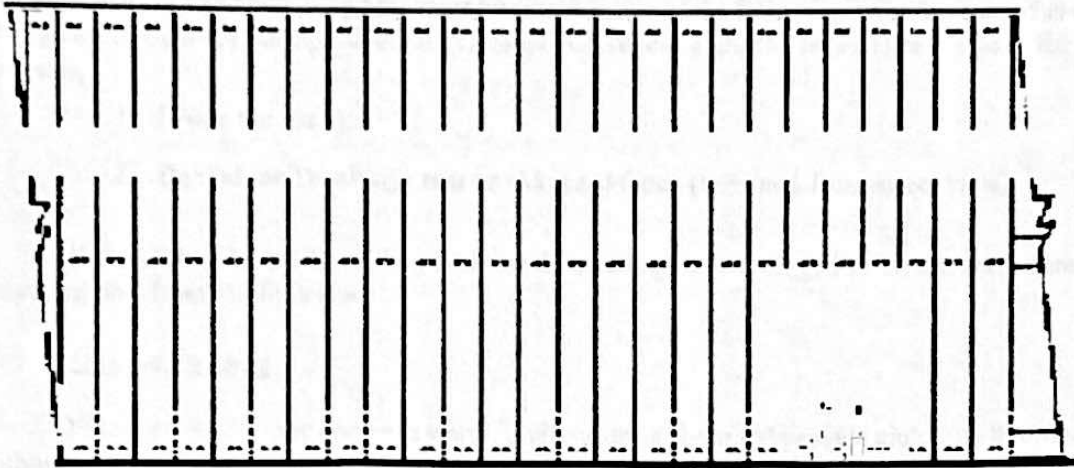
Good Neighbor Fence Detail



All Lot fences shall have the finished (smooth) side (the "Good Side") facing any street, public right-of-way, Reserve, and/or Common Area from which they are visible. See "Good Side Out" fence detail below.

See Attached Amendment

"Good Side Out" Fence Detail



Side gates on corner Lots are not permitted. The Lot fence facing the street on a corner lot shall not be placed closer than ten (10) feet from the side property line/street right-of-way

One (1) entry gate three (3) feet wide and constructed of the same material as the fence with black hardware may be installed facing the front lot line. No gate may face a side lot line without permission. All gates are subject to ARC approval. Additional gates may be approved by the ARC.

Fences may not extend over driveways or parking areas or outside the boundaries of the Lot. In the event existing trees or other obstacles require adjustment to the fence location, the fence must be shifted inside the boundary of the Lot.

Fences on a slope should either stair step evenly with the grade or run parallel to the grade; however, in both situations, the posts must be installed perpendicular to the horizontal line of the fence and not the existing grade.

Staining or painting of fences is prohibited. A clear coat waterproof sealer is permitted. No artwork, signs, or decorative materials may be attached to the exterior side of any fence.

Chain-link, plastic, vinyl, PVC fencing or any type of fence other than cedar wood-picket fence as prescribed above is prohibited.

Diagonal and horizontal fencing is prohibited.

Community Fences may be constructed by the Declarant. The height, composition, and design of the Community Fence shall be subject to the sole discretion of the Declarant. The Association will be responsible for maintenance of the Community Fence.

The diagrams attached are included in these guidelines

G. Trash Cans and Containers

No manure, debris, or offensive material of any kind shall be kept or allowed to remain on any Lot, nor shall any Lot be used or maintained as dumping ground for such materials. All such matter shall be placed in sanitary refuse containers with tight fitting sanitary covers or lids and placed in an area screened from street view. The burning of trash shall not be allowed on any Lot and the use of any type of trash dumpster shall not be allowed on any Lot except a trash dumpster that is associated with the construction of a Dwelling by a Builder is permitted during the time of construction of the Dwelling.

Trash cans and recycling bins must be stored in one of the following locations (stated in order of preference), except during the eight (8) hours before and eight (8) hours after a scheduled trash pick-up:

1. Inside the garage
2. Behind the Dwellings rear or side yard fence (screened from street view).

If stored behind the Dwelling, additional screening is encouraged to screen trash cans and recycling bins from Public View.

H. Exterior Lighting

Exterior lighting may convey a warm, inviting atmosphere and provide nighttime illumination without being offensive or creating an annoyance. The selection and placement of fixtures, and the selection of light source types, should be done with care. Exterior illumination of architectural features such as columns, entries, chimneys and landscape features is encouraged.

Exterior lighting shall be installed in a manner that will not cause unnecessary light spill distraction or a nuisance or be unsightly. Lights shall be directed toward the Dwelling or ground. The wattage is limited to 2,000 lumens. Ganging wires shall be properly buried beneath the grade in accordance with applicable building code requirements.

High-pressure sodium lights and mercury vapor lights on Lots are prohibited. Landscape lighting shall not exceed 1,000 watts, in the aggregate, per Lot.

Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting are prohibited.

Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable, but only with prior ARC approval.

Lighting shall not be installed on a fence on a Lot.

Lighting is permitted as a part of seasonal or holiday decorations for a reasonable period of time before and after the applicable holiday in accordance with the Declaration. The Board has the authority to determine the reasonable period during which exterior lighting for a holiday may be displayed. Draping lights from the Dwelling to the lawn or to trees is not permitted without prior written approval from the ARC.

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I. Outdoor Furniture

No furniture shall be used, stored or kept on the exterior portions of any Lot except for furniture designed and intended for outdoor use which shall be placed only on patios, decks or porches.

J. Play Structures

Play Structures (as defined in the Declaration) shall not be constructed or placed on a Lot within the Property without the prior written approval of the ARC.

All Play Structures must be located in the rear yard of the Lot screened by Lot fencing and may not be viewable from any public street or Common Area. Play Structures shall not be located nearer to a side or rear property line than ten (10) feet. Play Structures are not permitted in the front or side yards. Landscaping or fencing must be installed to screen Play Structures from the street. An application for a Play Structure on a corner Lot must include a description of the proposed screening.

K. Pools and Spas

All swimming pools and spas require prior written approval by the ARC.

Above-ground swimming pools on Lots are prohibited. Above-ground spas or hot tubs must be skirted, decked, screened or landscaped to conceal all plumbing, heaters, pumps, filters, etc.

Swimming pool appurtenances, such as rock waterfalls and slides, shall not extend above the ground more than six (6) feet. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. shall not be kept or stored in Public View.

No portion of a swimming pool, including underground pipes, electrical or similar equipment, shall encroach into a utility easement. No wood or concrete pool deck shall encroach into or be located on a utility easement.

Pool and spa drains must connect to the street drainage. A pool spa or hot tub may not drain onto any adjacent property.

The surface grading and drainage pattern of any Lot shall not be impacted or affected by the placement or construction of a pool and appurtenant facilities.

L. Signs

No signs are permitted on a Lot except as provided in the Declaration.

M. Storm Doors and Windows

Storm doors and storm windows are prohibited. No screen door is permitted on the front of a Dwelling. A screen door is permitted on a rear door of a Dwelling, provided that it is approved in writing by the ARC.

N. Toys, Tools, And Lawn Equipment

Toys, bicycles, play equipment, tools, landscaping materials and equipment and all similar types of personal property must be stored inside the Dwelling, garage or other approved structure on a Lot. Sprinklers and hoses must be coiled and stored out of Public View when not in use.

O. Window Air Conditioners

No window, roof or wall-type air-conditioning unit is permitted if visible from Public View.

P. Woodpiles

A woodpile is permitted only in the rear yard of a Lot and then only if screened from Public View.

Q. Flags

The display and placement of flags and flagpoles is set forth in detail in the Flag Display Policy recorded in the Official Public Records of Fort Bend County, Texas.

R. Private Utility Lines

All electrical, telephone, and other utility lines and facilities which are located on a Lot, and that are not owned by a governmental entity or a public utility company, shall be installed in underground conduits or other underground facilities unless otherwise approved in writing by the Declarant.

S. Mailboxes

Declarant shall cause central mailbox facilities to be constructed within Tejas Landing. Therefore, no mailboxes shall be constructed or placed on any Lot or attached to a Dwelling.

T. Decorative Appurtenances

There shall be no decorative appurtenances placed on front lawn or any other portion of any Lots visible from the street other than the lighting specified in these Guidelines or specifically approved by the ARC. The term "decorative appurtenances" shall include, but not limited to, sculptures, bird baths, birdhouses, or other decorative embellishments.

ARTICLE IV. LANDSCAPING GUIDELINES

A. Landscaping Standards

Landscaping is an essential element of design at Tejas Landing. Preservation of existing vegetation must be taken into consideration in establishing the landscape design and should be a primary goal in developing a design.

Owners shall maintain the area between their Lot property line and all street or road pavement. Grass, shrubbery, and weeds shall be regularly watered, maintained, and trimmed to prevent unsightly appearance. Dead or damaged trees or plants shall be promptly removed.

Landscaping plans must be submitted to the ARC and approved in compliance with the Declaration and the Guidelines. Landscaping plans must include a detailed site plan depicting the location and type of all beds and plantings as well as all required trees with size, location and species. Landscaping plans shall be submitted to the ARC prior to installation by an Owner. Landscaping must be installed prior to occupancy of a Dwelling or thirty (30) days after completion of construction, whichever is applicable.

B. Minimum Landscaping Requirements

Sod must be laid a minimum of 10' from the front facade of the home and a minimum of 5' on all other sides to prevent erosion. Sprinkler systems are encouraged.

Trees shall be planted on each Lot as follows:

1. Front Yard Trees: At least two (2) three-inch (3") caliper Live Oak trees shall be installed in the front yard of each Lot.
2. Corner Lot Trees: shall be in addition to, not in lieu of, Front Yard Trees. At least two (2) three-inch (3") caliper Live Oak trees shall be installed along the side yard of each Corner Lot. Corner Lot Trees must be planted and maintained in the green space located between the street and the fence and no further forward to the front of the Lot than the front facade of the Dwelling. Corner Lot Trees shall be situated so as not to obstruct vision at street corners and intersections. Corner Lot Trees shall be maintained by the Owner of the Lot.

The minimum caliper measurements of trees are measured six (6) inches from the ground.

Planting Beds shall be installed and planted on each Lot as follows:

1. All Lots will have front planting beds on the front of each Dwelling which shall wrap around the front corners of the Dwelling.
2. Planting beds shall be edged with rock, brick, landscape edging or landscape timbers.

3. Beds shall complement the building architecture and shall have a minimum of three (3) feet of depth. Plants shall be placed in proper space to cover the entire bed.
4. Mulch with shredded hardwood bark is required within all landscape beds along with mandatory landscape requirements.
5. Each of the front planting beds on each Lot shall contain at least:
 - a. Twenty (20) 1-gallon shrubs, fifteen (15) 5-gallon shrubs, and three (3) 15-gallon shrubs.

No landscape material or trees shall be removed from any Lot without prior written consent of the ARC, except in case of an emergency. Any trees removed shall be replaced with new trees in accordance with these Guidelines.

The ARC may promulgate additional rules governing percentage of area to be landscaped, type of plants and trees to be planted, amount to be expended, and other such requirements.

Attached diagrams of landscape guidelines are included.

C. Landscaping Materials

No railroad ties, crushed white rock, lava rock or plastic ornaments shall be placed on any Lot within view from the street, Common Area or park areas except with the prior approval of the ARC.

Gravel and rock may be used at drip line of Dwelling, but are not permitted for use or substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders are permitted upon review of the plans by the ARC.

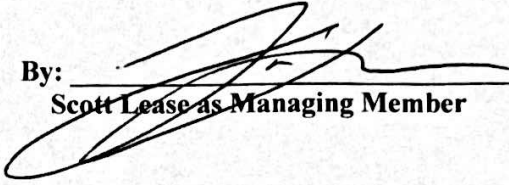
Plastic, loose brick, corrugated aluminum, plastic, wire wickets, railroad ties or timbers, small picket fencing, and continuous concrete bands are prohibited edging.

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In Witness WHEREOF, these Guidelines are executed on this 25th day of August, 2026, to be effective as of February 2, 2024.

DECLARANT:

TEJAS LANDING DEVELOPMENT, LLC, a Texas
limited liability company

By: 
Scott Lease as Managing Member

STATE OF TEXAS

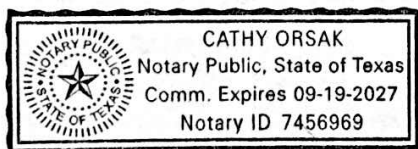
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COUNTY OF FORT BEND

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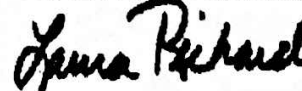
BEFORE ME, the undersigned authority, on this day personally appeared Scott Lease, Managing Member of Tejas Landing Development, LLC., a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expresses the capacity therein stated, and as the act and deed of Tejas Landing Development, LLC on the 25 day of August, 2026.



RETURNED AT COUNTER TO:

SCOTT LEASE
2027 Palmetto Bend
Richmond, TX 77406

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk

Fort Bend County Texas

August 26, 2026 11:13:56 AM

FEE: \$75.00

CC1

2026089571





**ARCHITECTURAL GUIDELINES
FOR TEJAS LANDING SUBDIVISION
Amendment 1**

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENT:

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COUNTY OF FORT BEND

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This Architectural Guidelines Amendment 1 ("Guidelines") are hereby promulgated by Tejas Landing Development, LLC, a Texas limited partnership ("Declarant") on the 2nd day of February 2024 pursuant to the authority established in the Declaration of Covenants, Conditions and Restrictions for Tejas Landing Subdivision recorded under Clerk's File Number 2024031859 in the Official Public Records of Fort Bend County, Texas ("Declaration") and the Architectural Guidelines recorded under Clerk's File Number 2026089571 and encumber all Lots that are subject to the Declaration. This Amendment is supplemental to the Declaration and Architectural Guidelines and are to be used in the architectural review of Builder and Owner plans. Non-compliance with these Guidelines is grounds for disapproval of plans. These Guidelines replace in their entirety any previously recorded Guidelines for Cane Crossing Estates.

Owners, including Builders, are advised to review these Guidelines carefully to ensure that they comply with all of the requirements before commencing any work or engaging in any activity on or in connection with their Lot or Dwelling to ensure they comply with all of the provisions set forth herein. Work commenced, performed, or completed without prior approval as required herein, in the Declaration, or otherwise in violation of the terms of the Dedictory Instruments or applicable law may subject the Owner of the Lot to substantial costs, expenses, fees, and penalties, which may be in addition to a requirement that the Lot and/or Dwelling be restored to its original condition. All references herein to ARC approval, shall mean the prior written approval of the ARC.

ARTICLE III. ACCESSORY STRUCTURES AND ITEMS

F. Fences

Replaces and Supplements Article III, Section F. All fences shall be approved by the ARC. All Lot fencing shall be corral style, except in those locations set for Privacy Fencing. All Lot fencing shall be built per the attached diagrams.

Lot fences shall be attached to the side of the Dwelling at a point which is at least twenty (20) feet from the plane of the front facade of the Dwelling and extending out along a line perpendicular to the side Lot line (or the ROW line of the adjoining street on a corner Lot) and then running parallel to the side and rear Lot lines. Privacy Fencing must be "Good Neighbor" wood fence with alternating good side out panels (no rail visible).

In Witness WHEREOF, these Guidelines are executed this 27th day of Aug. 2024

DECLARANT:

TEJAS LANDING DEVELOPMENT, LLC

STATE OF TEXAS

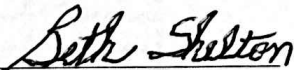
COUNTY OF FORT BEND

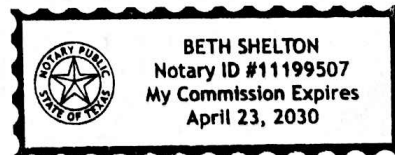
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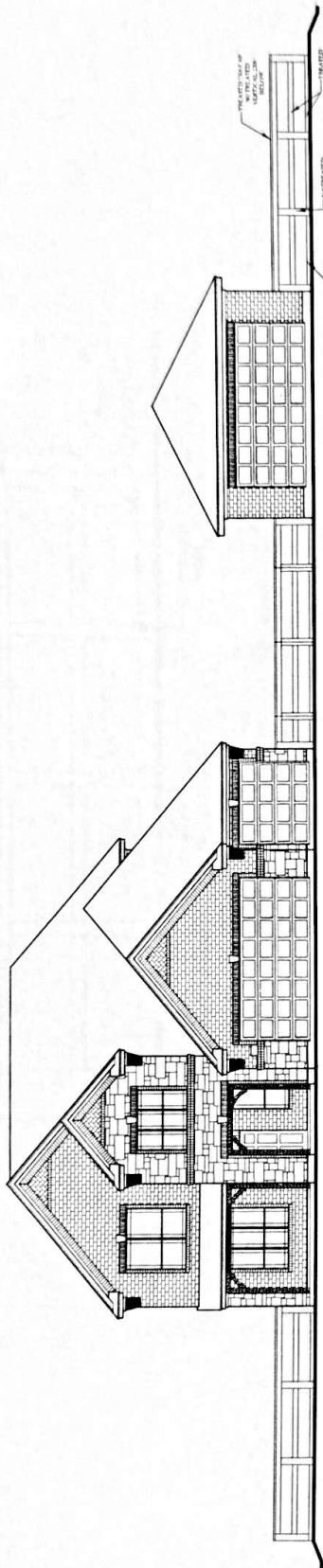

SCOTT LEASE

BEFORE ME, the undersigned authority, on this day personally appeared Scott Lease, Managing Member of Tejas Landing Development, LLC., a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expresses the capacity therein stated, and as the act and deed of Tejas Landing Development, LLC on the 27 day of August, 2026.

Notary

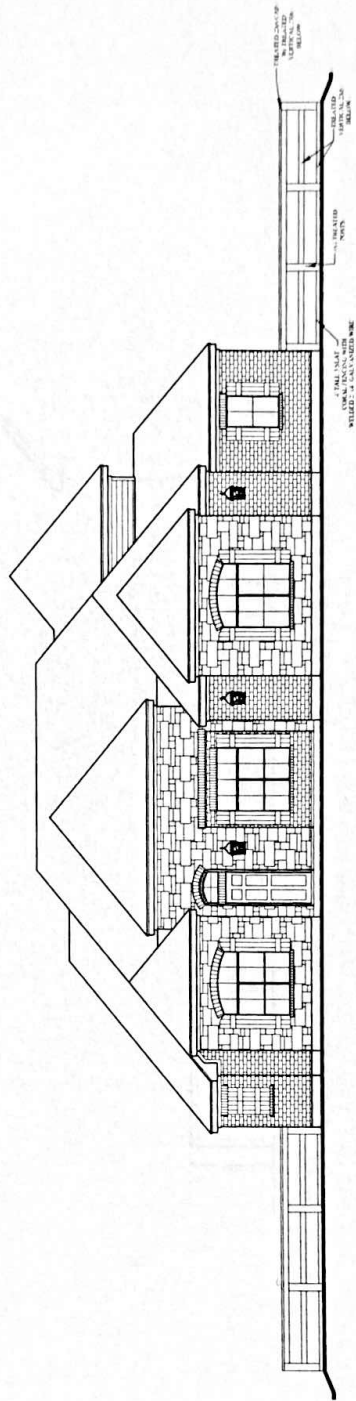






FENCING DETAIL TO RESIDENCE WITH DETACHED GARAGE

DETAIL TO DETACHED GARAGE



FENCING DETAIL TO RESIDENCE

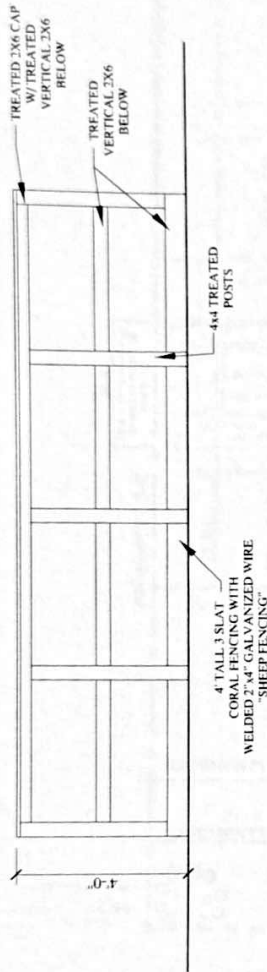
DETAIL TO RESIDENCE

GENERAL GUIDELINES

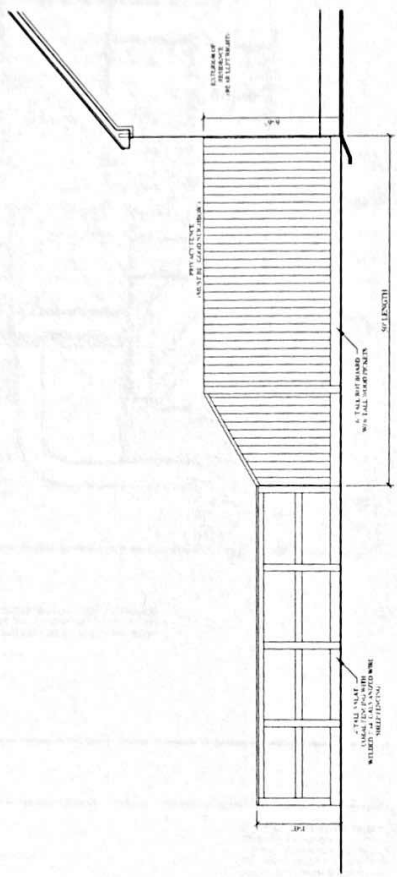
1. FENCING- SEE FENCING GUIDELINES. PRIVACY FENCE MUST BE "GOOD NEIGHBOR."
2. LANDSCAPING- ALL LOTS MUST BE MINIMALLY LANDSCAPED PRIOR TO MOVE-IN BY THE BUILDER/ HOMEOWNER. FENCING INSTALLED BY BUILDER/HOMEOWNER MUST MEET CURRENT GUIDELINES.
3. ALL FENCE AND LANDSCAPING MUST BE APPROVED BY ARC PRIOR TO INSTALL.
4. SOD MUST BE LAID A MINIMUM OF 10' OUTSIDE THE FRONT OF THE HOME AND 5' ON ALL OTHER SIDES TO PREVENT EROSION.
5. SPRINKLER SYSTEMS ARE ENCOURAGED.
6. LANDSCAPING IN FRONT OF SIDE LOT FENCES ONLY REQUIRED WHEN FENCING. GAPS MAY BE ALLOWED FOR SIDES. DOUBLE GATES ALLOWED ON 1 SIDE ONLY.
7. LOTS 12 THRU '36 ALONG NICHOLS LANDING WILL ALLOWED TO HAVE PRIVACY FENCING ALONG THE REAR PROPERTY LINE.
8. SHEEP FENCING IS OPTIONAL BUT MUST BE INSTALLED BEHIND CORRAL BOARDS. SHEEP FENCING WILL NOT BE ALLOWED TO BE INSTALLED ON TOP OR IN FRONT OF THE CORRAL BOARDS.
9. FENCES CAN BE NATURAL COLOR CLEAR PROTECTANT. SHERWIN WILLIAMS SW-6097 STURDY PROTECTANT OR SHERWIN WILLIAMS SW-9022 BLACK ALDER.

TEJAS LANDING
TYPICAL FENCING DETAIL





TYPICAL FENCING DETAIL
DWG 100-100-100-100



FENCING DETAIL TO RESIDENCE
DWG 100-100-100-100



GENERAL GUIDELINES

1. FENCING- SEE FENCING GUIDELINES. PRIVACY FENCE MUST BE "GOOD NEIGHBOR."
2. LANDSCAPING- ALL LOTS MUST BE MINIMALLY LANDSCAPED PRIOR TO MOVE-IN BY THE BUYER/ HOMEOWNER. FENCING INSTALLED BY BUYER/HOMEOWNER MUST MEET CURRENT GUIDELINES.
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5. SPRINKLER SYSTEMS ARE ENCOURAGED.
6. LANDSCAPING IN FRONT OF SIDE LOT FENCES ONLY REQUIRED WHEN FENCES MAY BE ALLOWED FOR GATES. DOUBLE GATES ALLOWED ON 1 SIDE ONLY.
7. LOTS 12 THRU 36 ALONG NICHOLS LANDING WILL ALLOWED TO HAVE PRIVACY FENCING ALONG THE REAR PROPERTY LINE.
8. SHEEP FENCING IS OPTIONAL, BUT MUST BE INSTALLED BEHIND OR BETWEEN THE CORRAL BOARDS BUT WILL NOT BE ALLOWED TO BE INSTALLED ON TOP OR IN FRONT OF THE CORRAL BOARDS.
9. FENCES CAN BE NATURAL COLOR OR CLEAR PROTECTANT. SHERWIN WILLIAMS SW6007 STURDY BROWN OR SHERWIN WILLIAMS SW3022 BLACK ALDER.

TEJAS LANDING
TYPICAL FENCING DETAIL

RETURNED AT COUNTER TO:

Texas Carling Development, LLC / Scott Case
1860 FM 359, #123
Richardson, TX 77406

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

August 27, 2026 10:39:51 AM

FEE: \$35.00

CC1

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