

# **Supplementary Standards of the Architectural Committee of the Siena Homeowners Association**

Plans and Specifications shall be submitted to the Siena Architectural Committee at 700 University Dr E., Suite 108, College Station, TX 77840 or at HOA@bhhs caliber.com.

Please note that nothing in this document shall be construed to relieve any Owner from securing approvals, certificates, and/or permits as may be required by law in connection with the construction of any Improvements on any Lot.

## **OUTBUILDINGS**

Every building, inclusive of such structures as a storage building or greenhouse, shall be compatible with the dwelling in terms of its design and material composition or be completely screened from public view. All such buildings shall be subject to approval by the Architectural Committee. In no instance shall an outbuilding exceed one (1) story in height or have total floor area in excess of twenty percent (20%) of the floor area of the main dwelling.

1. Plans must show elevation views, dimensions of the structure, and the proposed location on your property.
2. Location of the shed must be setback off the side and rear fence lines a minimum of 5 feet.
3. Exterior colors must match the house.
4. The roof shingles must match the main house.
5. The committee must approve the exterior siding.

## **PLAY SETS**

1. Plans must show dimensions and proposed location on your property.
2. At a minimum, the playset must be placed 5 feet off the fence line.

3. Construction materials must be of wood or metal frame.
4. Playset roofs must be wooden or metal to match the frame of the playset and must be kept in good condition.
5. The maximum deck height is 5 feet, with a total maximum height of the structure being no taller than 12 feet.

## **FLAGPOLES**

1. Plans must show dimensions and proposed location on your property.
2. The Architectural Control Committee must approve all flagpoles and flags. The United States of America Flag, the State of Texas Flag, and the United States of America Armed Forces Flags are pre-approved.
3. The total height of the flagpole must not exceed 20 feet in height.
4. The flagpole must be constructed of aluminum.
5. The flag may be no larger than 3' x 5'.
6. If flag becomes worn or is in a state of disrepair, the flag will have to be replaced.
7. Only two flags may be flown from the pole at a time.

## **BASKETBALL GOALS**

Basketball goals will be considered on a case-by-case basis. No basketball goals (pole, backboard, or rim) shall be permanently or temporarily located within fifteen (15) feet of the front Lot line on any Lot, or the side Lot line along any public street.

1. Plans must show dimensions and proposed location on your property.
2. Poles must be black and must be kept in good condition. If the paint becomes faded or chipped, it must be repainted.
3. Backboards must be a nondescript color, such as clear, white, or black.
4. Netting must be kept in good condition. If the netting becomes torn or in a state of disrepair, it must be replaced.

## **FENCES**

No fence, wall, or any other structure shall be erected, added or placed on any lot nearer to any front lot line than the nearest front corner of the residential dwelling, unless approved by the Committee. All fences and walls must be approved in writing by the Committee prior to construction. Each individual lot owner is responsible for keeping, repairing, replacing, and maintaining any existing fence or wall that is on the owner's lot or adjacent right-of-way.

1. Plans must show dimensions and proposed location on your property.
2. All fences will be made of cedar, spruce, fir, pine, redwood, or ornamental metal unless otherwise approved by the Committee.
3. Cyclone fences are allowed only if fully screened from public view (i.e. "dog runs"); however, any and all such cyclone fences and the use thereof must first be approved in writing by the Committee.
4. Fence stain is not required. However, fences may be reasonably stained to enhance the natural appearance but are not to be painted unless approved by the Committee.
5. The "good side" of the fence (that is, the side that shows fence slats or pickets only) shall always face the public street closest to such fence or common area, as appropriate.
6. Final approval of fencing and its facing shall be at full discretion of the Committee.

## **SIGNS**

No sign of any kind may be erected or maintained on any Lot without the consent in writing of the Architectural Committee except the permitted signs noted below. The Architectural Committee shall have the right to enter and remove any unapproved sign, advertisement, billboard, or structure which is placed on any Lot without the Architectural Committee's consent, and in so doing, shall not be liable and is expressly

relieved from any liability for trespass or other sort in connection therewith, or arising from such removal.

All signs which meet the set restrictions described below will be considered pre-approved. All other signs must be reviewed and approved by the Architectural Control Committee.

1. Pre-approved signs include the following: signs advertising the property for sale; not more than two (2) political signs, and then only for the period from one month prior to and three days after an official election day; school spirit signs; or security signs.
2. No permitted sign shall exceed five (5) square feet without the prior written approval of the Architectural Committee.
3. No more than 3 signs may be placed in one yard at any given time.
4. No sign may be placed on any common area, side yard, or fence.
5. All signs must be removed within 72 hours after the event is over.
6. Signs that do not meet these requirements will be reviewed on a case-by-case basis.

### **SOLAR PANELS AND SOLAR SHINGLES**

In the event an Owner desires to use solar panels or other solar equipment in connection with the use of any Lot, the location and installation design thereof shall be submitted to the Architectural Committee and approval of design, including the aesthetics thereof, shall be required before construction may begin.

**Please note that any unapproved, existing structures built or installed prior to the filing date below must be submitted for approval to the Committee.**

These standards are effective upon filing in the Official Records of Brazos County, Texas.

B.C. Siena Homeowners Association, Inc., a Texas non-profit corporation

By: Erica Earp

Erica Earp, President

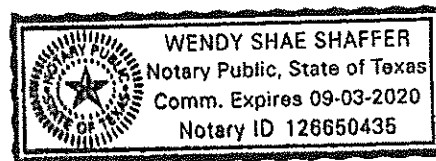
STATE OF TEXAS §

§

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 20<sup>th</sup> day of September, 2018 by Erica Earp, President of B.C. Siena Homeowners Association, Inc., a Texas non-profit corporation.

Wendy Shae Shaffer  
Notary Public, State of Texas



Wendy Shae Shaffer  
Printed Name of Notary

My Commission Expires:

9/3/2020



\*VG-267-2019-1350737\*

Brazos County  
Karen McQueen  
County Clerk

Instrument Number: 1350737  
Volume : 15113

Real Property Recordings

Recorded On: January 23, 2019 09:16 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

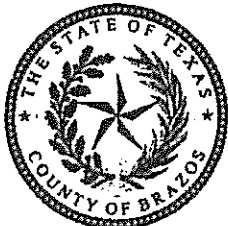
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1350737  
Receipt Number: 20190123000033  
Recorded Date/Time: January 23, 2019 09:16 AM  
User: Michele O  
Station: CCLERK08

**Record and Return To:**

BERKSHIRE HATHAWAY  
700 UNIVERSITY DR E STE 108  
COLLEGE STATION TX 77801



STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX