

T E X A S

BELTERRA™

L I F E W I D E O P E N

Conditions, Covenants, and Restrictions (CC&Rs)

The Architectural Modification Committee (AMC) has drawn together some general guidelines addressing the most commonly asked questions regarding CC&Rs as they pertain to the Belterra Home Owners Community. Often residents do not read the CC&Rs thoroughly resulting in CC&R violations which can be expensive for both the Association and the individual owner to rectify. Therefore, we hope you find these guidelines helpful and we encourage you to take a few moments to familiarize yourselves with them. These guidelines are not intended to replace or supercede the CC&Rs and/or final written approval of the AMC. We welcome your questions and comments regarding the CC&Rs for Belterra Home Owners Community.

General requirement: construction projects will require an architectural design, drawing, or schematic. Completed projects are subject to review by the AMC.

1. **Storage Sheds:** Storage sheds are considered permanent structures and must be constructed with materials equivalent to those used in the construction of the home. For example:
 - a. The siding (wood or cement-based) must be of at least the same quality as that used on the home.
 - b. The color of both siding and trim must match that of paint on the home or approved by AMC.
 - c. The shingles must match that of the home.
 - d. The building need not be constructed of brick or stone.
 - e. Sheds may not be constructed of metal, plastic or plywood.
 - f. Shed may not exceed nine feet in height from ground to peak of roof.
 - g. Maximum area of the shed will not exceed 120 square feet.
 - h. No building may be located nearer than ten feet of rear and five feet of side lot lines.
 - i. All storage sheds must have AMC approval.

2. **Room Additions:** Additions to the home may be considered if they meet the following criteria:
 - a. The garage cannot be converted into a room.
 - b. All materials used must match those of the home, including siding, brick, stone, windows, paint color, shingles, etc.
 - c. Sunrooms will be considered.

3. **Arbors/ Pergolas/ Patio Covers:** Arbors, pergolas, and patio covers must meet the following criteria:

All materials and plans must be submitted to the AMC and approved prior to construction.

4. **Decks:** Backyard deck additions must meet the following criteria.

All materials and plans must be submitted to the AMC and approved prior to construction.

5. **Backyard Play Equipment:** Play equipment includes, but is not limited to, playscapes, swing sets, basketball hoops, volleyball nets, sports courts, batting cages, trampolines or any other recreational equipment.
 - a. Play equipment must be built a minimum of ten feet from rear lot lines and five feet from the side lot lines with no direct impact on neighboring properties.
 - b. Playscapes must be made of wood (stained or painted to match trim on the home) or a painted metal frame.
 - c. Homes backing to major common area and boulevards may have additional requirements in terms of placement.
 - d. All play equipment must be approved by the AMC.
6. **Pools:** Above ground pools are strictly prohibited within the property. In ground pools must be approved by the AMC prior to construction. (AMC approval does not waive a municipality's permit requirement – Owner is responsible for contacting Severn Trent Environmental Services [manager of water supply for Hays WCID No. 1 and No. 2] with a copy of the proposed pool plans.)
7. **Landscaping:** All significant landscaping changes from builders original landscape package will require AMC approval. Deviations from the original builder's package will require plant and plan submission prior to implementation. Other general guidelines regarding landscape material are:
 - a. Trees must be planted a minimum of five feet from fenceline.
 - b. Masonry retaining walls need AMC approval.
 - c. Ground cover is defined as a planting of low plants (such as ivy) that covers the ground in place of turf. Rock or stone are not AMC acceptable for use as a ground cover.
8. **Satellite Dishes:** Although 18"- 20" satellite dishes are automatically approved for usage in Belterra based on current FCC guidelines, you must submit written application stating the location of where the dish will be placed on the property.
 - a. Satellite dishes, which are mounted below the fence line on the side or back of a home and not visible from the front and side major thoroughfare(s) are considered as being in an AMC acceptable location.
 - b. Elsewhere on the exterior of the home, the recommended location for the dish is the rear roofline, with the dish turned such that it is not noticeable from anywhere along the home's front-facing thoroughfare.

(The satellite dish installation guidelines listed above are the responsibility of the homeowner to enforce; it is recommended that the installer of each satellite dish be made aware of these requirements in advance of installation in order to avoid the necessity of an additional service call and possible fee to relocate the dish.) **This guideline is not intended to restrict the owner's access to satellite reception.**
9. **In all cases the AMC will have final approval, per the CC&Rs.**