

**BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.'S  
ARCHITECTURAL REVIEW AUTHORITY RULES**

WHEREAS, Article Four of the Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates recorded on June 15, 2004 under County Clerk's File Number 2004-0087747, Real Property Records, Collin County, Texas, as supplemented and/or amended from time to time, grants authority for the adoption of Architectural Rules;

WHEREAS, the Texas Property Code further authorizes the Association to regulate the use and appearance of the lots and the maintenance, repair, replacement, and modification of improvements on the lots in the subdivision;

THEREFORE, BE IT RESOLVED that the Board of Directors adopts the following rules of architectural guidelines and procedures:

I. **Fence Policy**

A. **Common Area Fencing:**

1. **Definition.** "Common Area Fence" is defined as the board on board with top rail fencing originally installed by the developer and faces: the Association's boundary streets of Hwy 544, Stone Road, Beaver Creek main arteries of Collins Drive and Troy Road, and the amenity center at 1700 Wildwood Lane.
2. **Association Maintenance.** The Common Area Fence will be maintained by the Association only to the following extent:
  - (a) Boards damaged from normal wear and tear will be repaired or replaced;
  - (b) Stain will be applied when necessary; and
  - (c) The entire fence will be replaced when necessary, either at the end of its useful life or if substantially damaged.
3. **Owner Damage.** Owners and their guests are responsible for damages caused to the Common Area Fence and may be assessed or fined accordingly. The Association will not pay for damages caused by an owner or their guests.
4. **Owner Maintenance.** Owners must maintain their fences that connect to the Common Area Fence and may be fined for failure to do so. The Association will not pay for maintenance of homeowner fences that connect to the Common Area Fence.
5. **Approval for Alteration.** Owners with fences connected to the Common Area Fence may not alter their fence or the Common Area Fence in any way without prior written approval from the Board of Directors. Owners will assume all maintenance responsibility and expenses for the altered fence if such approval is granted.



**B. Owner Fencing:**

1. If wood fencing is used, the quality must be spruce or cedar.
2. Stain is not required, but if stained, fence stain must be uniform (i.e. stain boards or pickets if replaced) and refreshed when faded. Approved colors include (a) clear or (b) brown shades.
3. Painting or whitewashing of Owner fences is not permitted.
4. Vinyl, composite, and chain link Owner fences are not permitted.

**II. Shed Policy**

Sheds must conform to the City of Wylie Accessory Building requirements in terms of placement, setback, materials and anchoring.

**III. Landscaping and Trees Policy**

A. Owners may remove trees, providing that the tree ring and stump are completely removed and the area covered with sod. Dead trees must be promptly removed. There are no required tree species, but native Texas trees are recommended.

B. Tree ring and flowerbed edging that is permanent and mortared in place requires Architectural Committee (AC) approval prior to installation. Materials used should complement the home.

C. Changes to the shape and size of existing flowerbeds require AC approval, but changing or adding plants to an existing bed do not. Replacing an existing tree does not require AC approval, but changing the location of a tree, or planting a tree in a new location does require approval.

**IV. Roof Policy**

Only architectural shingles may be used. Approved colors are Driftwood and Weathered Wood.

**V. Additional Covenants**

These Rules incorporate the additional protective covenants regarding architectural guidelines set forth in Sections 6.16 – 6.28 of the Declaration as added by the Second Amendment to the Master

Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates recorded on August 5, 2019 as Instrument Number 20190805000933610, Real Property Records, Collin County, Texas.

VI. Procedures

The Board and AC will follow the procedures set forth in Article Four of the Declaration, as well as the procedures set forth in Chapter 209 of the Texas Property Code regarding denial notices and appeals thereof.

**IT IS FURTHER RESOLVED** that this Architectural Review Authority Policy is effective September 1, 2021, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of the Board on July 7, 2021, and has not been modified, rescinded or revoked.

  
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Officer

Date 7-8-21