

**BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.’S
FIRST AMENDED 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 First Amended rules of architectural guidelines and procedures:

I. APPLICATION PROCESS

- A. Contents of Application: Architectural Committee (“AC”) applications must contain pictures, diagrams, surveys, or other documentation illustrating the requested modification.
- B. Expiration of Approval: AC approvals expire 60 days after notification of approval. Any project that does not commence within the 60 day period must resubmit for approval.
- C. No Approval Required: Portable Basketball hoops, trampolines, and climbing toy structures do not require AC approval. Flags expressly authorized by the Guidelines for Display of Flags or any amendment thereto do not require AC approval. A POW flag, or a POW/MIA flag, does not require AC approval. Owners may submit a request to the AC for clarification regarding whether approval is required.

II. SPECIFIC IMPROVEMENTS

A. Fence Policy

1. Common Area Fencing:

- a. 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, Green Meadows and Troy Road, and the amenity center at 1700 Wildwood Lane.
- b. Association Maintenance. The Common Area Fence will be maintained by the Association only to the following extent:

- (1) Boards damaged from normal wear and tear will be repaired or replaced;
 - (2) Stain will be applied to the street facing side when necessary; and
 - (3) The entire fence will be replaced when necessary, either at the end of its useful life or if substantially damaged.
- c. 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.
- d. 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.
- e. 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.

2. Owner Fencing:

- a. If wood fencing is used, the quality must be spruce or cedar.
- b. 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.
- c. Painting or whitewashing of Owner fences is not permitted.
- d. Vinyl, composite, and chain link Owner fences are not permitted.
- e. Owners must maintain fencing on their lot as follows:
 - (1) Missing, damaged, or broken pickets or boards must be replaced.
 - (2) Leaning fences must be straightened and may not be temporarily propped with materials that are viewable from the street.
 - (3) Owners will be asked to replace their fence if:
 - i. The Owner has been asked more than 4 times in a 12 month period to repair a portion of their fence; or
 - ii. Any additional non-permanent bracing is used to support their fence that can be seen from the street.

B. Shed Policy

1. Sheds must conform to the City of Wylie Accessory Building requirements in terms of placement, setback, materials and anchoring.
2. Sheds must be of a material construction similar to the home and color must match the trim color of the home. Roof must match home shingle color.
3. NO metal sides or roofs are allowed.
4. No polycarbonate roofs are allowed.
5. Plastic sheds will be considered on a case by case basis but must be setting on a treated 2x4 frame or concrete and must be anchored based upon manufacturer recommendations.

C. Landscaping and Trees Policy

1. It is expected to maintain a similar or greater amount of landscaping that the home builder or previous owner provided.
2. 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.
3. Tree ring and flowerbed edging that is permanent and mortared in place requires Architectural Committee (AC) approval prior to installation.
4. Landscape edging must be of stone or brick masonry, or natural edge. The use of plastic or metal edging is prohibited.
5. 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.
6. Landscape lighting is permitted inside the landscaping to illuminate home or landscaping. Lighting is NOT permitted along driveways or sidewalks or property lines.
7. Artificial Turf requests will be evaluated on a case by case basis. Must submit ACC for approval with sample material.
8. Xeriscaping is allowed pursuant to the separate xeriscaping guidelines policy.

D. Roof Policy

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

E. Driveway Policy

1. Driveway expansion is allowed ONLY on the side yard and NOT into the front yard of the home. Size of expansion will be on a case-by-case basis but may NOT run to the property line.
2. Driveway Expansion is for the driveway up until it meets the curb. The width of the driveway must taper back into the width of existing sidewalk and curb and may not extend into the area between the sidewalk and street.
3. Driveway extensions may not extend past the front of the home into side yards.

F. Pool Policy

1. Pool construction of any material is permitted so long as the pool is below grade (i.e. in ground).
2. Hotubs will be considered on a case by case basis.

G. Exterior Lighting Policy

Trim lighting must be on security settings outside holiday lighting periods. (i.e. Jellyfish).

H. Pergolas & Patio Covers

1. Patio covers must adhere to the same standards as the roof of home, the same color as the home, and must be a shingle matching the home. NO metal roofs, polycarbonate, or similar materials are allowed.
2. Pergolas may be approved with a multi-wall poly-carbonate cover but NO single wall polycarbonate materials are allowed on flat pergola roofs.

I. Sign Policy

Signs of any type, material, or message must submit for AC approval if visible from a public space. Blanket approval is granted for one professional “For Sale” sign, WISD school sports or spirit signs, temporary yard sale, open house or celebration signs (not to exceed one week), and any sign protected by state statute.

III. ADDITIONAL COVENANTS

These Rules incorporate the additional protective covenants regarding architectural guidelines set forth in Sections 6.4, 6.6 and 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.

IV. 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 First Amended Architectural Review Authority Policy is effective _____, 2022, 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 _____, 2022, and has not been modified, rescinded or revoked.

Officer

Date _____