



PROMULGATED RULES/ACC GUIDELINES

The following guidelines are not intended to be all inclusive, but rather a guide to help clarify and expand upon the original Covenants Conditions & Restrictions & CC&Rs). Please remember that these are an addition to, not a replacement of, our CC&Rs.

These guidelines will fall under the existing fine structure. Please incorporate and retain this document with your copy of the original CC&Rs. The intent of all our HOA guidelines is to help safeguard the property value of every homeowner and the welfare of our community.

To request approval of proposed projects, homeowners should complete an Architectural Control Committee (referred in the future as ACC) application through TownSq (<https://app.townsq.io/login>). For a password if you have not created a TownSq account, email Info@goodwintx.com.

Submit the application with supporting documents including a Town of Flower Mound permit if required. For city codes go to: <https://www.flower-mound.com/1857/Residential-Permit-Guidelines>.

Storage Sheds

- A storage shed must be located in the rear yard and must be placed three (3) feet from the fence and five (5) feet from the house or other structure (per City code). The storage shed must not be visible from any public street or common property. Maximum of one (1) storage shed per lot.
- A full application is required for all storage sheds which must include a site plan which shows the relationship of the shed to the adjacent house and property lines, a picture and/or detailed drawing of the shed to include dimensions, and a description of the materials to be used including color.
- The maximum height of a storage shed is (8) feet from the base to the peak.
- A permit is required from the Town of Flower Mound submitted with the ACC application if the shed is 120 square feet or more.

Patio Covers, Trellises and Arbors

- A Town of Flower Mound permit is required to be submitted with a full application to the ACC.
- Detached addition such as an arbor must be located in the rear yard and must be placed five (5) feet from the fence or house (per City code) and cannot extend beyond the sides of the home.
- All gazebos, patio covers, trellises and arbors must complement the main dwelling. The color of the roofing material must complement the roofing on the house. If shingles, shingles must be of the same type and color as the main dwelling.

Portable Basketball Goals

- Portable basketball goals must be anchored according to manufacturer design and permanent goals must be mounted on an in-ground pole and ACC approval is required prior to installing.
- Basketball goals must be maintained on a regular basis. No worn basketball goals are permitted.

Landscape Flowerbeds and Tree Well Borders

- Borders for landscape beds, flowerbed and tree wells shall be in a location and of a material approved by the ACC.
- If building brick, rock or stone is used as a border, it is to be installed in a professional manner with the holes not facing the street.
- Borders that are made specifically for the purpose of lining beds may be used without mortar, but the owner is responsible to ensure that the materials are always aligned in an attractive manner.
- Tree wells are not required; however, tree wells must be maintained and require an approved tree.

Planting and Trees

- Any tree, whether dead or alive, that poses a safety hazard, must be removed.
- Every front lot is required to have one tree unless approved by the ACC to have no trees due to sewer lines.



Fences – Back

- Six (6) foot, wood fences, with a wood tone (brown or redwood) stain do not require ACC approval but may require a city permit if the poles are being replaced. Homeowner is responsible for obtaining city permit if required.
- Fences or walls within the property shall be of wood materials (except structural components), have a height of six (6) feet, and have slats installed vertically. Paint is not allowed to be used on the fences. The design of all fences shall be compatible and harmonious with the style of the community as determined by the ACC, in its sole discretion.
- Any fence higher than six (6) feet may require approval by the Town of Flower Mound. Homeowner is responsible for obtaining city permit if required. Fences must be erected with the good side out (i.e., posts face the backyard).
- Fences connecting to a lower height fence must be tapered to meet the lower fence.
- All retaining walls must be approved by the ACC before construction.
- All fences and walls must be maintained in a neat and attractive manner at all times.
- Every Lot must have a fence. The fence must comply with the above standards and cannot be avoided by failing to erect a fence or removing a fence in lieu of bringing it into compliance with the above guidelines.

Fences – Front

- Any such built or installed front fence must be approved by the ACC.
- A front fence shall not exceed four (4) feet in height but shall be built to a minimum height of at least three (3) feet.
- A front fence must be constructed of wrought iron, aluminum equivalent and/or masonry mix materials. A front fence shall be built and installed as to visually complement the existing façade of the property on which it is to be built or installed.
- A front fence shall be setback a minimum of three (3) feet from any existing sidewalk and shall be contiguous for the entire length of the property line on which it is to be installed.
- If the property contains a driveway that connects to a public street, the front fence shall be required to contain a driveway gate that is visually harmonious with the built or installed wood slat, wrought iron, aluminum equivalent and/or masonry mix materials.

Recreational Equipment

- Play/recreational equipment must be located in the rear yard and be at least five (5) feet from back and side fences.
- Play equipment cannot exceed twelve (12) feet in height, unless approved by the ACC.
- Equipment placement (including pool pump equipment) must be discreetly located and/or screened so as not to cause a nuisance to neighbors.
- Awnings, coverings, or banners must be maintained in a neat and attractive condition. Worn awnings, coverings or banners must be replaced immediately.

Lighting (Residential)

- The replacement of an existing outdoor light fixture, if accomplished with a realistic match to the old fixture, does not require approval from the ACC.
- Installation of new permanent lighting and wiring requires a full application with Town permit attached.
- Exterior lighting may not shine on adjacent properties or public places, and should be aesthetically planned for each location.
- Floodlights and various types of high output lights fall under the category of security lighting. While aesthetically pleasing and an asset to your home value, exterior lighting of this type must be considered more carefully because of the impact on neighboring properties. Light fixtures of this type should be carefully aimed so that they illuminate only on a specific area, such as a doorway or home front. Some high output light fixtures may have to be shielded in a manner similar to some streetlight installations to prevent light from spilling over from one property to another.
- Temporary lighting and decorations for holiday use do not require a formal application.
- Holiday lighting and decorations may be displayed for a period not to exceed six (6) weeks.



Vehicles

- Trailers are not allowed overnight unless they are being used at the property for construction.
- Recreational vehicles, non-passenger vehicles, boats and boat trailers should be stored out of public view as specified by the TEW HOA Declaration Article 8.5.
- Storage of inoperable vehicles in public view is not permitted.

Garbage

- Trash and recycle receptacles shall be placed out no sooner than the day before trash pickup.
- Trash and recycle receptacles must be stored back on the side of the home by 8:00 a.m. the morning after trash collection.

Maintenance

- Any owner or occupant of any residence shall have the duty of and responsibility for keeping property he/she owns or occupies, and the improvements thereon, in a well maintained, safe, clean, and attractive condition at all times which includes retaining walls, painting and other maintenance items.
- Exterior surfaces must be kept clean of paper, debris, and refuse. Dead trees and plants are to be replaced as seasonally appropriate, i.e., spring and fall.
- Landscape must be continuously maintained at all times including, but not limited to mowing, watering, fertilizing, weeding, edging, replanting, and replacement of dead and/or diseased plant materials.
- The front yard should consist of grass, ground cover, shrubs, flower beds and trees. Xeriscaping is not allowed.

Painting of the Exterior

- Exterior paint on the home must be maintained to prevent fading, peeling, and cracking. The color on the home must remain a neutral color and must be approved by the ACC. Neutral is defined as white, grays, browns, and black to include lighter shades of these colors (tones).
- If changing the color the home or door, an ACC application and approval is required.

Signage

- "Home for Sale by Owner" or real estate signs should be of tasteful design and customary dimensions (2 foot x3 foot maximum) which must be fastened only to a stake in the ground no higher than three (3) feet are permitted. Only one (1) realtor sign may be posted in the front yard.
- "Spirit" signs that announce the involvement of teenagers/children in athletics or school programs may be posted near the front of the home in the flower beds. Cannot exceed six (6) square feet.
- "Political" signs of tasteful design that do not exceed six (6) square feet may be posted a maximum of ninety (90) days before an election and must be removed within fifteen (15) days after. No more than three (3) political signs will be permitted. Additional restrictions are listed in the CC&R.
- "Company advertisement" signs for businesses that provided work for the resident, i.e., fence company, painter, Pool Company, etc., may be posted on the day work commences and must be removed within five (5) business days after completion.
- One (1) security and one (1) no soliciting sign, no larger than one (1) square foot each, will be permitted but must be placed near the front of the home in the flower beds or in a front window.
- Temporary holiday and special occasion signs (i.e., Birth announcements) may be displayed for a period not to exceed fourteen (14) days.



Religious Displays

- A property owner may display religious items.
- No religious item may be installed or displayed that threatens the public health or safety.
- No religious item may be installed or displayed that violates any law.
- No religious item may be installed that contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.
- No religious item may be installed or displayed on any real property owned by the Association or maintained by the Association or owned in common by members of the Association.
- No religious item may be installed or displayed which violates any applicable building line, right-of-way, setback, or easement.
- No religious item may be attached to a traffic control device, streetlamp, fire hydrant, or utility sign, pole or fixture

Swimming Pool Enclosures

- A property owner may install a swimming pool enclosure to surround a swimming pool or spa.
- A swimming pool enclosure must not be visible from the street.
- A swimming pool enclosure must be black in color unless an alternative color is approved by the ACC.
- A swimming pool enclosure must consist of transparent mesh set in metal frames unless an alternative material or design.
A swimming pool enclosure shall not exceed six (6) feet in height, regardless of terrain unless approved by the ACC.
- A swimming pool enclosure shall be designed to not be climbable.
- A swimming pool enclosure must conform to applicable state or local safety requirements. Notwithstanding the foregoing, it is the property owner's responsibility to ensure conformity with such requirements, and an approval from the Association or its ACC shall not be construed as a warranty or representation that such installation is in fact in accordance with such requirements.
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Solar Panels

- A Town of Flower Mound permit is required with an ACC application and approval.

Fire Pits and Outdoor Fireplaces

- A Town of Flower Mound permit is required with an ACC application and approval.