



**BHC OWNERS ASSOCIATION, INC.
AMENDED AND RESTATED
ARCHITECTURAL COMMITTEE RULES AND GUIDELINES**

The undersigned being all of the Members of the Architectural Committee for the BHC Owners Association, Inc. ("Architectural Committee") hereby approve and adopt Amended and Restated Architectural Committee Rules and Guidelines, pursuant to Section 7.06 of that certain Declaration of Covenants, Conditions and Restrictions Blockhouse Phase C, Section One, Recorded as Document No. 9726100 of the Official Records of Williamson County, Texas as amended (the "Declaration"), as follows:

Architectural Committee

As set forth in Section 4.01 of the Declaration applicable to the BHC Owners Association, Inc. Improvements as defined in Section 1.12, must be approved by the Architectural Committee in writing before construction begins. Section 1.12 states that "Improvement shall mean every structure and all appurtenances thereto of every type and kind, including, but not limited to buildings, outbuildings, storage sheds, patios, tennis courts, swimming pools, garages, storage buildings, fences, screening walls, retaining walls, stairs, decks, landscaping, poles, signs, exterior air conditioning, water softener fixtures or equipment, poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers, and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, satellite dishes, or other utilities."

Front Yards

A limited number of items are allowed in front yards; outdoor style furniture in good condition—wicker, cedar, wood, or plastic, porch swings constructed of wood. Specific Architectural Committee approval is not required for such items. Items not allowed include indoor type furniture—upholstered sofas and chairs, swings with canvas awnings, picnic benches, yard ornaments, awnings, umbrellas or hammocks. The Architectural Committee hereby deems such items unsightly pursuant to Section 3.13 of the Declaration.

Back Yards

Awnings and hammocks are allowed in backyards. Awnings must be not permanent, seasonal only. Season is defined as May through September. Awnings may be blue, green, beige, brown or basic earth tones. Specific Architectural Committee approval is not required for such awnings or hammocks.

Holiday Displays

Holiday decorations may be put on display thirty (30) days prior to a holiday and must be removed no later than thirty (30) days after. Holiday decorations do not include signs. All signs including those related to holidays are subject to the provisions listed below.

Basketball Goals

The Architectural Committee, by authority granted under Section 7.06 of the Declaration has adopted a guideline allowing permanent basketball goals provided certain standards are met. Each basketball goal must be specifically approved by the Architectural Committee before it is installed. The metal

pole must be permanently installed in the ground, at least 25' back from the curb. The basketball goal must be properly maintained, painted, and nets must be in good repair. Portable basketball goals will not be allowed.

Signs

Section 3.10 of the Declaration provides that no sign of any kind shall be displayed to the public view on any Lot without the prior written approval of the Architectural Committee except for (i) signs which are part of Declarant's overall marketing or construction plans or activities for the Property and (ii) one (1) sign of not more than five (5) square feet, advertising any Property within the Subdivision for sale or rent.

For Sale or For Rent Signs. An Owner may place one (1) sign of not more than five (5) square feet, advertising his or her Property within the Subdivision for sale or rent. Approval of the Architectural Committee is not required for that type of sign.

School Spirit Signs. In addition, the Architectural Committee has determined that specific approval is not required to allow an Owner to display one (1) school spirit sign per school-aged child (being kindergarten through 12th grade) on such Owner's Property provided such signs shall be no larger than five (5) square feet.

Security System Signs. An Owner may place not more than two (2) signs identifying the Property as being protected by a professionally monitored security system, provided such signs shall not exceed one-foot by one-foot in size each. Such security system signs do not require prior approval of the Architectural Committee.

Political Signs. An Owner may display on the Owner's Lot one or more signs advertising a political candidate or a ballot item for election only during the period starting on the 90th day before the date of the election to which the sign relates and ending on the 10th day after that election date.

In addition, all political signs are hereby required to comply with the following restrictions, as permitted by §202.009, Texas Property Code:

- (i) All such signs must be ground-mounted.
- (ii) An Owner may display only one sign for each candidate or ballot item.
- (iii) Political signs may not contain roofing material, siding, paving materials, flora, balloons or lights, or any other similar building, landscaping, or non-standard decorative component.
- (iv) Political signs may not be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object.

(v) Political signs may not be painted on architectural surfaces, may not threaten the public health or safety, may not be larger than four-feet by six-feet, may not violate any law, may not contain language, graphics, or any display that would be offensive to the ordinary person and may not be accompanied by music or other sounds or by streamers or be otherwise distracting to motorists.

Holiday Signs. As indicated above, signs related to holidays are not considered herein to be holiday decorations. Unless otherwise provided herein, all signs require prior written approval of the Architectural Committee.

Storage Sheds and Outbuildings

An Owner shall be permitted, with Architectural Committee approval, to erect one (1) outbuilding on the Owner's Lot if:

(i) the surface area of the pad on which the outbuilding is placed is less than or equal to one hundred twenty (120) square feet, with no dimension of the pad exceeding twelve (12) feet. (For example, a pad of 12'X10' is acceptable).

(ii) the height of the outbuilding, measured from surface of the Lot to the highest portion of the outbuilding is less than or equal to ten (10) feet;

(iii) the outbuilding is constructed within an area completely enclosed by a privacy fence of not less than six (6) feet in height;

(iv) the exterior of the outbuilding is constructed of the same or substantially similar materials as the exterior of any residence located on the Lot; and

(v) the outbuilding is constructed within building setback lines in accordance with applicable building codes of the governmental entity have jurisdiction over the Property. The Architectural Committee shall be entitled to determine, in its sole and absolute discretion, whether an outbuilding constructed on any Lot complies with the foregoing requirements relating to size, height, fence enclosure, and construction materials."


Owners are encouraged to refer to the Declaration, Sections 3.01 through 3.17 for further information regarding general restrictions and Article IV, Use and Construction Restrictions, Sections 4.01 through 4.11 for additional guidance on home improvements.

Refer questions or concerns to the Association's Architectural Committee or Pinnacle Texas Management Services.

Pinnacle Texas Management Services
7301 RR 620 N., Suite 155
Austin, Texas 78726
Ph: 512-795-8461 • Fax: 512-795-8463

APPROVED AND ADOPTED effective the 3rd day of May, 2011.

By: Heike Santiago 
Heike Santiago,
Architectural Committee Member

By: Thomas Hanson 
Thomas Hanson,
Architectural Committee Member

