

FOURTH AMENDMENT TO THE
HARBORWALK PROPERTY OWNERS ASSOCIATION
DEVELOPMENT REVIEW COMMITTEE
BUILDER GUIDELINES & ARCHITECTURAL RESTRICTIONS

In accordance with Section 9.02 of the *Cancellation of Existing Reservations, Restrictions and Maintenance Provisions and Implementation of New Declaration of Covenants, Restrictions, Easements, Charges and Liens of Harborwalk*, the Development Review Committee is restating the *Harborwalk Architectural Controls and Builder Guidelines* as follows.

Executed effective the 30th day of June 2008.

HARBORWALK PROPERTY OWNERS ASSOCIATION, INC.

By: _____
Lynn B. Watkins
President of the Board of Directors

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 30th day of June 2008 by Lynn B. Watkins, President of the Harborwalk Property Owners Association, Inc. Board of Directors.

Notary Public, State of Texas

My commission expires: _____

Harborwalk™ Builder Guidelines

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What is the purpose of the Builder Guidelines and/or the DRC?

The Builder Guidelines are intended to establish minimum aesthetic standards for all homes constructed in the Harborwalk community. These standards are intended to protect the quality of life for all residents and the value of all the homes in the community. The Builder Guidelines are not intended to create or enforce safety or engineering standards that are already addressed by the City of Hitchcock building code.

The Development Review Committee (DRC) of the Harborwalk Property Owners Association is responsible for ensuring that all home construction within the community is in accordance with the Builder Guidelines and the Protective Covenants, including new construction, additions, remodels, and any other construction activity.

What do I need to do before starting construction on my home?

All plans must receive approval from the DRC, and you must also obtain a building permit from the City of Hitchcock. The DRC also recommends that you have a registered surveyor perform the piling layout before starting construction.

What are the procedures for DRC approval?

The DRC encourages lot owners to submit the design review package detailed in Section 6.3. This allows the DRC to ensure the plan concept complies with the Builder Guidelines before you embark on more detailed construction drawings. Making changes after the construction drawings and engineering are completed can be much more costly.

Once preliminary approval is obtained you can complete the construction drawings and submit the final design package for final approval. It is acceptable to submit color selections and landscape plans at a later date since these decisions are often made later in the construction process. However, approval must be received prior to installation of these components.

All homes are also required to have a final DRC inspection (see Section 6.4) to ensure the home complies with the approved plans and/or Builder Guidelines.

What about getting a City of Hitchcock building permit?

Construction of your new home will require you to get a building permit from the City, pass certain inspections by the City Building Inspector during the construction of the home, and get a Certificate of Occupancy when your home is complete.

The City of Hitchcock is also responsible for enforcing the building restrictions set forth in FEMA's National Flood Insurance Program restrictions on building.

For more information call the City of Hitchcock Building Department at (409) 986-5591.

Why is it recommended to have a surveyor lay out my piling?

The curved boundary lines on many of the lots in Harborwalk make the geometry of laying out your new home much more complex than on a rectangular lot. Having the layout done properly keeps you from accidentally encroaching on a building setback line. Fixing these encroachments once the piling are in place becomes very expensive.

Often a "form survey" is performed to verify forms are placed correctly before installing concrete, but since piling and/or subpiling are usually driven before any forms are set in elevated construction costly mistakes are often made before "forms" are actually placed.

What do I need to know about designing my home around the bulkhead system?

All building setback areas adjacent to bulkheads are intended to limit loading on the bulkhead system in addition to preserving view windows. For that reason no excessive fill or vertical construction is allowed in these setback areas.

It is also important to note that the subsurface bulkhead tieback system often extends under the allowable building footprint. You should contact the DRC before designing your home to get piling and tieback locations so you can design a foundation system that does not interfere with the bulkhead system at your lot.

Harborwalk is being developed as a master planned community. Some of the possible features include a semi-private member club with swimming pools, tennis courts, sport courts, and food service, hike & bike trails, landscape reserves, a hierarchy of internal street rights of way, standard single family detached residences on varied lot sizes, multifamily apartments and/or condominiums and cottages, townhouses, cluster homes, commercial/office space, a commercial marina and a ship's store and fuel dock.

The master plan illustrates land uses for the intended development. The developer reserves the right to make alterations to the general plan and product types as development progresses.

This document is presented as a minimum set of development guidelines and standards for the Harborwalk community. The intended use is to provide a framework to illustrate and define design objectives for a unified, harmonious setting for the diverse enterprises and styles inherent in a multi-use land development. When conflicts exist within these guidelines the higher and better standard shall prevail.

These guidelines are supplemental to the Protective Covenants and are to be used in architectural review of builder, developer or owner plans. If a conflict exists between these guidelines and the Protective Covenants, the Protective Covenants shall prevail. Non-compliance with these guidelines is grounds for disapproval of plans. These guidelines are also for use as standards for future compliance to maintain the integrity of the community, as well as the preservation and enhancement of property values.

Location, size, style, color and types of signs, buildings, walls, sidewalks, vegetation, ornaments, grading, parking and other design elements are described in the following pages. Illustrative examples and descriptions are meant to ensure an orderly and well-maintained sense of place and community.

These guidelines are created to enhance the investment in property and to provide an attractive environment for people living, working, shopping and involved in recreational pursuits in the Harborwalk community.

These guidelines are expected to be updated from time to time in order to clarify the standards and/or to address issues and questions that arise. These revisions may be issued in letter form, as revised pages to replace pages in the existing book, or as a complete re-stated book.

2.1 Other Permits / Requirements

The DRC's primary focus is enforcing the restrictions established in the Builder Guidelines and the Protective Covenants. It is the responsibility of the builder/owner to comply with any and all requirements that may be in effect from the City of Hitchcock, Galveston County, FEMA's NFIP, the EPA, the Flamingo Isles MUD, or any other governmental or municipal entity.

For information regarding City of Hitchcock requirements you should contact the City building department at (409) 986-5591.

For additional information on the National Flood Insurance Program administered by FEMA visit www.floodsmart.gov.

The Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES) requires a Storm Water Pollution Prevention Plan for many construction and development activities. Harborwalk Development Company has a SWPPP in place during each phase of infrastructure development. It is important to note that these plans and permits do not cover any action taken by lot owners and/or home builders.

The DRC does not offer an opinion regarding the need for individual home construction projects to have a SWPPP under the current EPA regulations, and does not undertake any responsibility to ensure compliance with environmental laws by home builders. It is the responsibility of individual property owners and/or builders to ensure they comply with whatever current regulations are in place. For more information visit www.epa.gov/npdes.

All homebuilding activity generates construction debris and other trash during the construction process. While all communities with construction activity must deal with the collection and containment of this material the unique situation at Harborwalk requires extraordinary efforts by builders regarding construction debris.

The lots at Harborwalk are extremely open, with few shrubs or trees to catch and block debris before entering neighboring lots, and the wind on the coast is often brisker than typically found at inland communities. Coupled with the fact that the lots in Harborwalk are all connected to waterways that are part of the Galveston Bay Estuary, it is important that the property owners and builders are diligent about controlling trash and construction debris.

In order to address the problems encountered the DRC has promulgated certain rules regarding containment of construction debris and cleaning of jobsites.

All homes under construction are required to utilize one of two available methods to contain construction debris and other jobsite trash. The recommended option is a roll-off dumpster from the then current vendor under the City of Hitchcock waste management services agreement (currently Allied Waste).

An alternative option for those builders wishing to use a trash hauling service is to build a trash containment bin using four 4x4 corner posts placed in an 8' square, with a full sheet of plywood nailed to the posts to form each side of the bin. The plywood for the fourth side should be screwed into place to allow removal of that side for easy removal of trash from the containment bin when loading debris and trash for removal from the site.

All homes under construction are also required to install and maintain a webbed "construction fence" on all sides of the lot except for the street side to keep debris from blowing onto neighboring lots or into canals. This construction fence should have a terminus at the property each side property corner along the street.

In addition to the "construction fence" a silt fence is required to be installed and maintained along all property lines that abut a bulkhead to prevent sand and fill material from entering the canals. This fabric silt fence should return along side property lines ten feet (10') from the property corner at the bulkhead.

Builders should take care to keep all debris in the dumpster or containment bin. In particular, builders shall clean their job site each Friday at the end of the workweek.

Section 10.05 of the Protective Covenants requires that construction sites be kept free of unsightly accumulations of rubbish and scrap material. This section also states that "no accumulation or storage of litter or trash of any kind shall be permitted". In the event the POA discovers jobsites with accumulation of litter or trash they may contract to have them cleaned and the cost of cleaning shall become a personal obligation of the Owner under Section 8.01 of the Protective Covenants.

These Builder Guidelines are intended to be applied fairly and equally. In general, the DRC does not grant variances allowing construction to vary from the Builder Guidelines.

Due to the complexity of laying out the foundation adjacent to curved setback lines the DRC highly recommends the use of a registered surveyor for the initial layout to ensure the construction does not encroach on building setback areas.

The DRC may grant variances for encroachments due to construction errors that are not discovered until after the structure in question is complete. These “construction tolerances” are up to six inches for land bases structures, and up to twelve inches for piers and/or bulkhead built over water.

These variances are intended only for relief from construction mistakes, and no variance will be granted allowing the design of a structure that encroaches on the setback areas.

3.1 Building Setbacks

Building setback areas will be as shown on the recorded plat. No vertical construction is to be built in any of the setback areas, including, but not limited to, houses, garages, gazebos, trellises, lifts or davits for personal watercraft, fish cleaning tables (other than described in Section 3.12) or storage closets (other than described in Section 3.9), flagpoles, play equipment, or other above ground structures.

Ground level decks and patios are allowed, but when they are located in an easement area they are subject to removal by the utility companies and/or MUD at the expense of the homeowner.

No more than six inches of fill may be placed in setback areas, with the exception of planting beds along the foundation. These beds may not extend above the elevation at the edge of the street in front of the lot. Steps may be built from the foundation level down to grade level, but may not extend into drainage easements.

Freestanding boat lifts with low roofs are allowed within or adjacent to setback areas as described in Section 3.8 and in accordance with the location restrictions on the recorded plat.

Where setback areas are adjacent to canals and the setback line is at least fifteen feet from the property line porches and decks may cantilever over the setback line up to two feet (2'). No piling may be placed in the setback area to support the porch, and solid walls, including "boxed out" windows or other projections, may not cantilever over the setback line.

Roof eaves may overhang setback areas up to three feet (3'). Balconies and other structures may not overhang front setback lines, or any side setback line not adjacent to a canal as described above.

In selected areas, the minimum side yard setbacks may be greater than usual on either side of staggered lot lines, in order to create view windows. No vertical construction may be built in these view windows to preserve sight lines.

3.2 Lot Coverage

Lot coverage is identified at the area covered by buildings, driveways, patios, pools, spas, decks, and other structures.

A limit on lot coverage is necessary in order to preserve an adequate amount of open space and landscaped area throughout the community, as well as maintain the desired character of the community.

Lot coverage shall not exceed seventy percent (70%) on any lot, meaning that at least thirty percent (30%) of the surface area of the lot should be maintained as lawn or landscaped area.

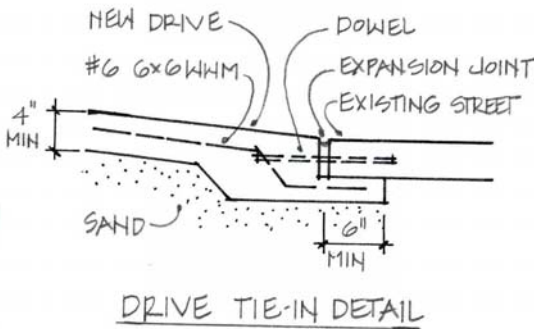
The use of “Grasscrete” or similar paving blocks that allow the growth of lawn in voids in the paving is allowed to create parking or turn-around area. These areas will count as lot coverage for purposes of this Section 3.2, but will not count toward the allowable driveway dimensions described in Section 3.4.

Walkways should be a complementary component of the site architecture and should not compete visually with the house and/or landscape.

- A walkway at least three feet (3') in width and no more than six feet (6') in width shall be provided from the front door of the residence to the street curb or the driveway. In addition, a broad landing, not to exceed the width of the porch, will be allowed at the front door.
- Walkways are encouraged to be constructed with brick, quarried stone, interlocking pavers, stamped concrete or concrete. The use of alternate materials shall require the approval of the DRC. Asphalt walkways are prohibited.
- In those instances where a walkway closely parallels the front wall of a house, a planting area (minimum 4' in width) must be maintained between the house and walkway.
- Steps at elevation change are required on walkway slopes exceeding four percent (4%).
- Fountains and statuary within the walk and front yard and meandering walkways require DRC approval.

Sidewalks are only included along "collector" streets and are built and maintained by the developer and/or the POA.

3.4 Driveways



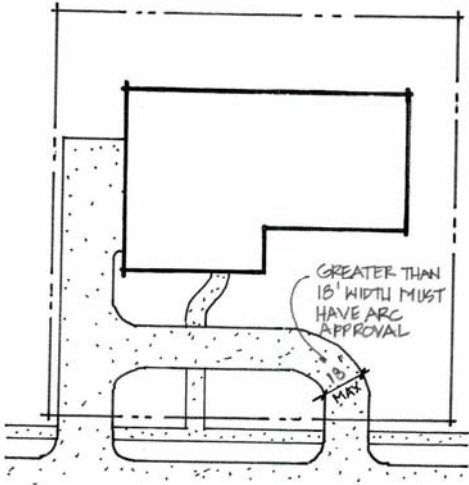
DRIVE TIE-IN DETAIL

Builders are required to build the driveway into the street right-of-way.

All driveways are to be constructed of concrete, and should be a minimum of four inches (4”) thick over a sand base. Expansion joints between the curb or street and driveway are required as illustrated. A thickened ‘beam’ shall be located at the end of driveways adjacent to the street, and shall extend under the street a minimum of six inches (6”) to prevent settling at the street. Construction and reinforcement of all driveways is to meet or exceed City of Hitchcock standards.

Driveways must cross the building setback area in a straight line and perpendicular to the street right-of-way. Driveways should be set back at least two feet (2’) from the side property line.

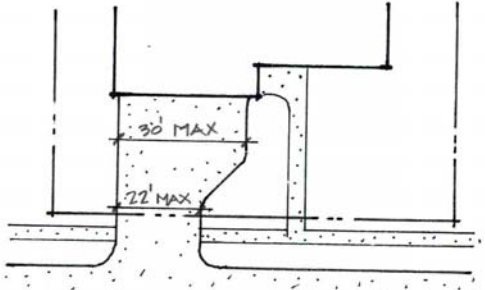
Turnaround or circular drives are not allowed except on lots having widths of 90’ or greater (measured at the front property line). No turnaround or circular driveways will be permitted on corner lots. Under no circumstance may an entire front yard be paved as a driveway. The “turnaround” portion may not be wider than eighteen feet (18’) without DRC approval.



TYPICAL CIRCULAR DRIVE
(LOTS 90' WIDE OR GREATER)

On lots narrower than 90’ with two separate garage entrances an area between the entrances may be filled with “Grasscrete” or similar paving blocks that allow the growth of lawn in void areas. This area will not count toward the driveway width.

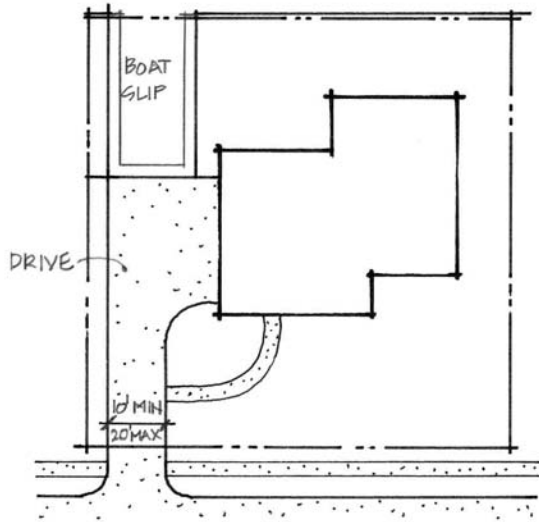
Driveways serving front-loaded garages shall be no greater in width than twenty-two feet (22’) where they cross the front property line, and may flare past the property line to a maximum width of thirty feet (30’).



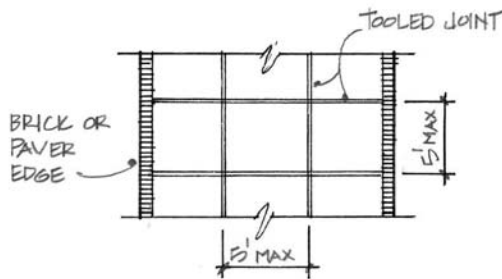
TYPICAL FRONT-LOAD DRIVE

Driveways serving side-loaded garages must be a minimum width of ten feet (10’) and a maximum width of twenty feet (20’) where they cross the front property line, and may then ‘flare’ to the width needed at the garage.

Driveways should not be constructed over inlets or manholes. In instances where this may be unavoidable, compliance with City regulations that may require inlet adjustment and/or upgrade may be necessary.



TYPICAL SIDE-LOADED
DRIVE



DRIVEWAY PAVING DETAIL

The use of decorative driveways to enhance the appearance of the home is required. The use of stamped and/or colored concrete over the entire driveway, Pavestone or similar interlocking pavers over a base of concrete or cement stabilized sand, concrete panels with brick borders, or exposed aggregate concrete paving is encouraged.

The use of “picture frames” borders on the driveway panels will not qualify as a decorative driveway, even if the picture frames are colored.

As a minimum standard for decorative driveways, regular concrete may be used, but must contain a tooled or sawcut joint every five feet in either direction to break up the expanse of concrete(see sketch).

3.5 Pools and Spas

Portable or permanent above ground swimming pools are prohibited. Smaller prefabricated, installed above the ground, spas or hot tubs are acceptable. Above ground spas or hot tubs that are visible from public view or from other lots must be skirted, decked, screened or landscaped to hide all plumbing, heaters, pumps, filters, etc.

Privacy screening for pools or spas on canal or bay lots must be provided entirely through landscaping. No fences or walls other than the four foot vinyl fence specified in Section 3.7 will be allowed.

Swimming pool appurtenances such as rock waterfalls and sliding boards must not be over six feet (6') in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. must be located or stored so as not to be visible from public view.

Pool walls shall not encroach on utility or drainage easements. If pool plumbing is required in utility easements, contact the proper utility coordinating agencies and the City of Hitchcock before digging. Wood or concrete pool decks may be placed on utility easements, but are subject to removal by utility companies at the expense of the homeowner.

Pool walls shall not encroach on setback areas adjacent to bulkhead lines due to the possibility of damage to the bulkhead tie-back system. Care should be taken to design around subsurface components of the bulkhead system that may be located outside of the setback areas. Please contact the DRC for information about deadmen and tiebacks on your specific lot.

Pool decks should be no higher than edge of the street in front of the lot. Pool decks may extend into setback areas not adjacent to bulkheads, but no walls, pool appurtenances or other structures that extend higher than the edge of the street in front of the lot may occur in setback areas. Pool decks may not extend into drainage easements as set forth on the recorded plat.

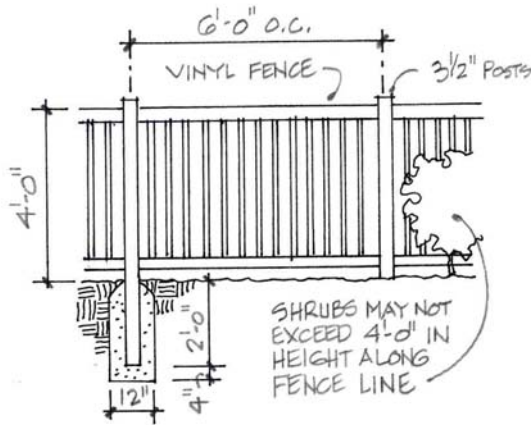
3.6 Playscapes, Swingsets, and Flagpoles

Individual playscapes or swingsets are allowed at back and sideyards, as long as they do not encroach on the building setback areas.

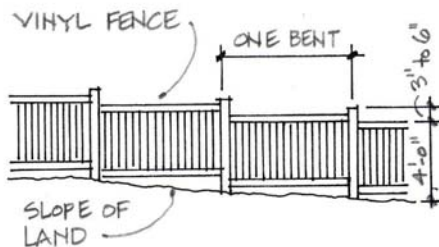
Play equipment should be manufactured from treated pine, cedar, redwood, or powder coated steel. High impact plastic components such as slides and ladders are acceptable.

Freestanding flagpoles are not allowed at individual residences, but homeowners may fly a maximum of two flags from flagpoles attached to their house. Only United States and official state flags of US states may be flown.

3.7 Fences



TYPICAL FENCE
DETAIL



TYPICAL FENCE @ SLOPE

Fences are not required, but if a homeowners desires a fence it must conform to the guidelines set forth below. A consistent fence standard has been established so the color and style do not vary if adjoining lots on either side of a property elect to both install a fence. All fences should be white vinyl closed picket style (Bufftech “Baron” by Certainteed or equal).

Fences are only to be constructed of vinyl pickets. All bents are to be a maximum of eight feet (8’) wide, and the fence height should be four feet (4’). The fence is to be installed using quality materials and standard construction techniques. Set fence posts in concrete footings. Fences are to be installed as to the design standards illustrated.

No materials (i.e. screening, wire mesh) shall be attached to fences. No barriers or materials shall be placed under, or attached to the bottom of, fences to avoid interference with drainage.

The placement of gates is at the discretion of the owner.

Setbacks: A minimum fence setback of five feet (5’) from the front corner of the house is required. No front yard fencing is allowed.

Fences adjacent to bulkheads must be placed at the bulkhead cap; no offset from the bulkhead cap is allowed.

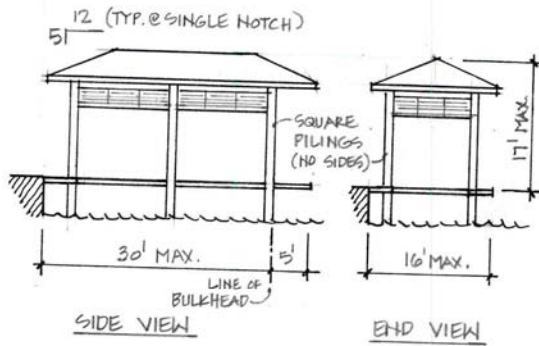
Fences on Slopes: The preferred approach to transition grade changes with fencing is to stair-step the fence down the slope, with each bent being level. Each step should be a minimum of three inches (3”) and a maximum of six inches (6”). (see sketch)

This section does not limit the use of any of the approved handrail systems described in Section 4.9 around ground floor patios within the allowable building area.

3.8 Boathouses, Docks & Piers

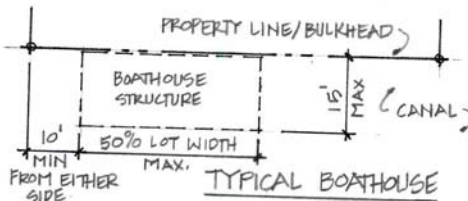
In order to preserve adequate view windows and channel clearances, strict limitations are placed on the location and size of boathouses, docks, and piers at single family lots. All boathouses are to be built to a common design standard to minimize the focus on boathouses and place the focus on the design of the main residence. All dimensions for boathouse requirements are to the outside edge of the plate line and/or dock or piling limit. The boathouse eaves will be allowed to overhang an additional two feet (2') past the plate line.

In order to provide protection from the elements, boathouses are required to have louver panels that extend from the bottom of the support beams to a point twenty-eight inches below the support beam. Louvers shall be on both sides and the end opposite where the boat enters the boathouse. Construction is to be of treated wood and painted to match the rest of the boathouse. Frames are to be 1"x 4" with six (6) slats equally spaced. They are to be set at 30 degrees. (see sketch on page 16)

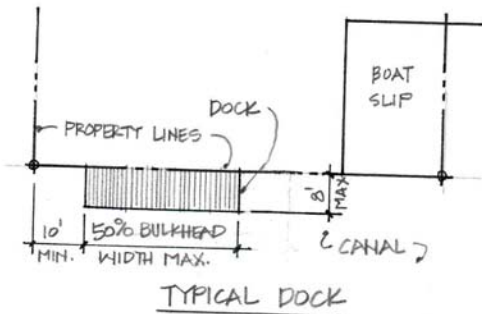


TYPICAL ELEVATIONS FOR 'NOTCH' LOT BOATHOUSE

(NOTE: ROOF SLOPE FOR DOUBLE WIDE NOTCH LOT BOATHOUSE - 3/12)



TYPICAL BOATHOUSE



TYPICAL DOCK

Boathouses: At 'notch' lots, boathouses can only be placed within the notch provided for this purpose. Lots with shared notches generally have a forty foot wide notch with twenty foot of width each lot. Boathouses at these lots must stop a minimum of four feet (4') from the common property line where it extends through the notch. For those lots with individual notches, the boathouse may span the entire notch. Boathouses at notch lots must extend at least to the rear bulkhead line and may extend a maximum of five feet (5') past the bulkhead line into the canal. The piling should not extend more than three feet (3') into the canal, with the roof overhang being allowed to extend an additional two feet (2'). The roof may overhang the allowable boathouse area by up to two feet (2') on the remaining three sides.

For lots without a notch, boathouses may be placed along the back of the lot, parallel to the bulkhead line, and may extend a maximum of fifteen feet (15') into the canal. Boathouses in canals must not extend along the back of the lot more than fifty percent (50%) of the total width of the lot, and must stay at least ten feet from side lot lines. The recorded plat indicates areas where the boathouses may be built, and any change in these locations must be approved in writing by the DRC as part of the plan approval process. If there is a discrepancy between the locations noted on the plat and these general guidelines then the locations noted on the plat shall prevail. Owners are encouraged to "offset" their boathouses from the center of the lot to allow easier

boat access for the owner and the neighboring boathouse once all lots have a boathouse.

All boathouses shall have a 5 on 12 hip roof, with roof material and trim colors to match the corresponding residence. The maximum height allowable for any part of a boathouse structure is seventeen feet (17') above the bulkhead cap. No decks are allowed above boathouse structures. Select lots have thirty foot notches serving only one lot to allow for storage of two boats. Boathouses at these lots may utilize a 3 on 12 hip roof to allow a wider roof area for coverage of two boats.

Boathouses may not have any walls or screening, and no closets or storage lockers may be built as part of the structure in order to maintain more open views, except for the special "offsite" boathouse design for certain lots described in Section 3.9.

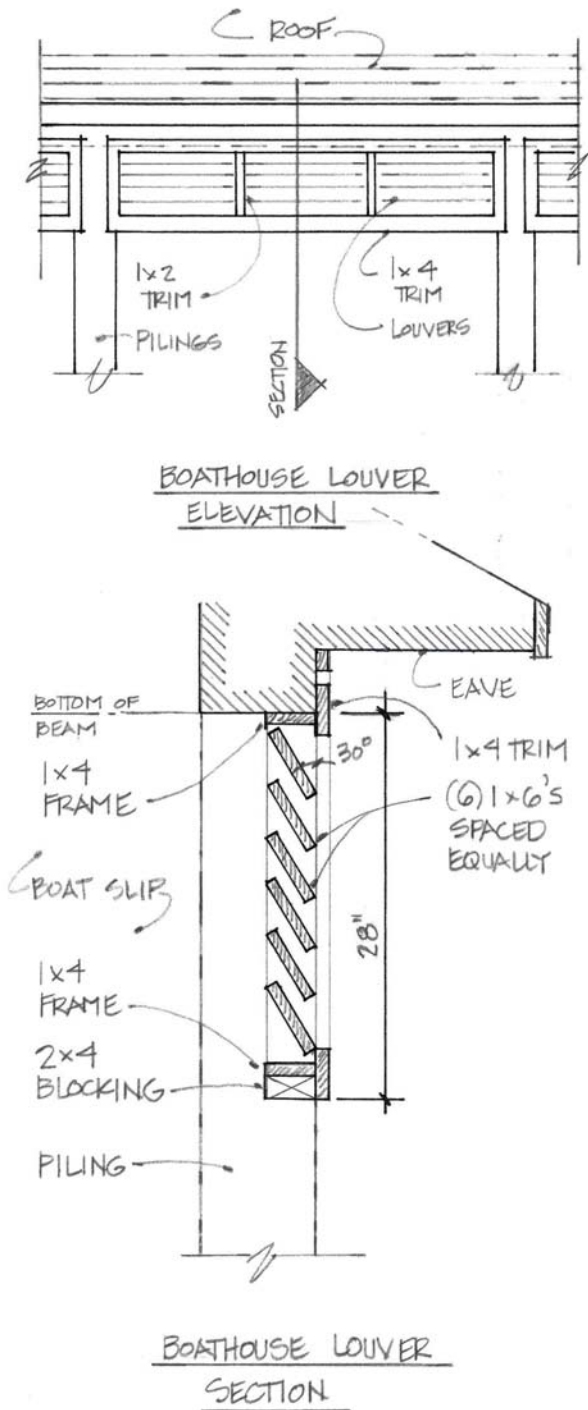
Jet Ski Ramps: Ramps for personal watercraft or other small craft may be included as part of a boathouse structure within the allowable areas, but are not allowed in areas restricted only to docks and piers.

Docks and Piers: In addition to the boathouse at 'notch' lots, a pier may be built along the back bulkhead line to allow access to the canal for recreational purposes. This pier may extend into the canal a maximum of eight feet, and may have a maximum width of fifty percent (50%) of the lot width at the rear bulkhead line (this lot width is calculated without taking the "notch" width into consideration). No docks or piers may be built within ten feet (10') of the side property lines.

At standard canal lots, a dock may be incorporated into the boathouse structure and may extend a maximum of fifteen feet (15') into the canal. These docks must fall within the allowable area for the boathouse at each lot, and the boathouse and dock combined may not exceed fifty percent (50%) of the rear lot width..

Mooring Areas: Owners who want to store their vessel in a "wet slip" may build a pier and moor their watercraft anywhere within the allowable boathouse areas as defined on the plat and within this Section, but the vessel and pier area must not exceed the maximum area allowed for a boathouse (50% of the rear lot width and no more than the maximum distance from the bulkhead as shown on the plat). Piling at mooring areas may not extend above the maximum height limit above the bulkhead.

A launch ramp is available for resident use at the Harborwalk Marina, and no individual launch ramps will be allowed at lots.



3.9 Boathouses & Docks at Water Key

A special condition exists at Lots 2 - 24, Block 4, Section 4 ("Water Key lots").

The mooring areas at lots 2 - 24 are designed for "head-in parking" and are located across the street from the lot. Per the boathouse restrictions on the recorded plat, boathouses at these lots must be either a sixteen foot (16') wide single slip boathouse or a thirty foot (30') wide double slip boathouse based on the standard boathouse design on page 17.

If a 16' wide "single" boathouse is constructed an uncovered pier or mooring area may be incorporated alongside as long as the entire structure does not exceed 30' in width.

As an option homeowners will be allowed to build a 30' wide roof structure with storage for only one boat and the remaining area used for under roof deck.

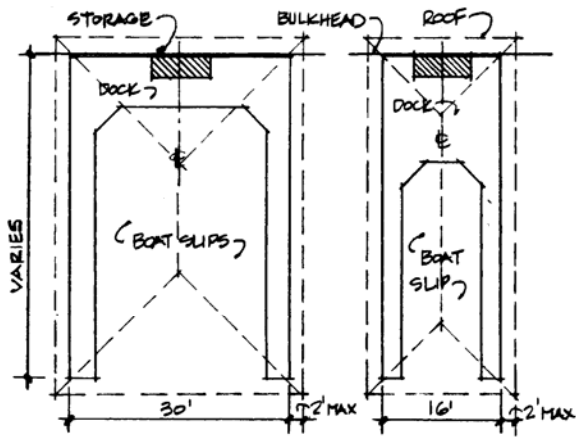
Owners may also elect to have an open "mooring" area with no roof structure provided the vessel and attendant piling, piers, and other structures fit within the allowable area.

All boathouses and/or piling for mooring areas must comply with the maximum height set forth in Section 3.8.

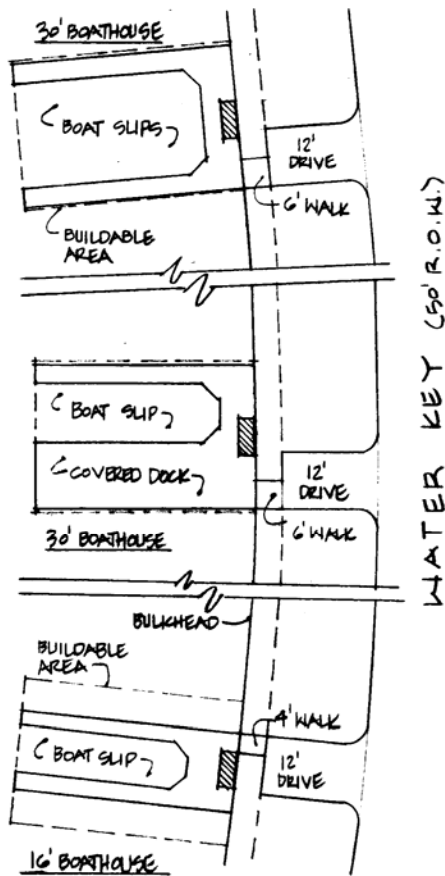
Because the boathouse location for lots 2 - 24 is across the street from the lot the standard boathouse design has been modified to include a storage closet. This storage closet should be eight feet (8') wide and three feet (3') deep, and should extend from the pier to the boathouse ceiling. The closet should be centered in the boathouse (see sketch). This closet should be finished with Hardie or equal lap siding and painted to match the boathouse. Either a single door or a pair of doors, not to exceed a total six foot opening, can be used to access the closet and must be located on the side of the closet facing into the boathouse.

A driveway/parking area may be constructed in front of these boathouses that is a maximum of twelve feet (12') wide and stops at least five feet (5') from the bulkhead. This parking area shall match the driveway material for the main residence. A walkway with a maximum width of six feet (6') may extend from the driveway to the boathouse structure. Driveways and walks should be located within the sidelines of the boathouse structure and locations must be approved by the DRC.

Water and power service for these boathouses should be provided by boring under Water Key and extending service lines from the main residence/meter.



TYPICAL BOATHOUSE PLANS
"WATER KEY LOTS"



3.10 Bayfront Piers at Water Key

Because Lots 1 - 24, Block 4, Section 4 are adjacent to a reserve fronting the natural bayfront the POA will grant an easement for a boardwalk to extend across Reserve 'P' of Section 4 to the adjacent tidally influenced lands of the State of Texas.

As part of the easement agreement with the POA, lot owners must agree to submit plans for all improvements over Reserve 'P' and over the adjacent tidally influenced lands of the State for DRC approval, and to abide by DRC guidelines regarding pier/boardwalk construction over Reserve 'P' and over the adjacent tidally influenced lands.

The boardwalk/piers at this area may be a maximum of eight feet (8') wide and must not extend higher than the adjacent retaining wall/bulkhead elevation (other than handrails). Where piers cross any wetland areas they may be placed at higher elevations than the bulkhead as required by the COE permit, but must return to a level no higher than the bulkhead as soon as allowed under the COE permit.

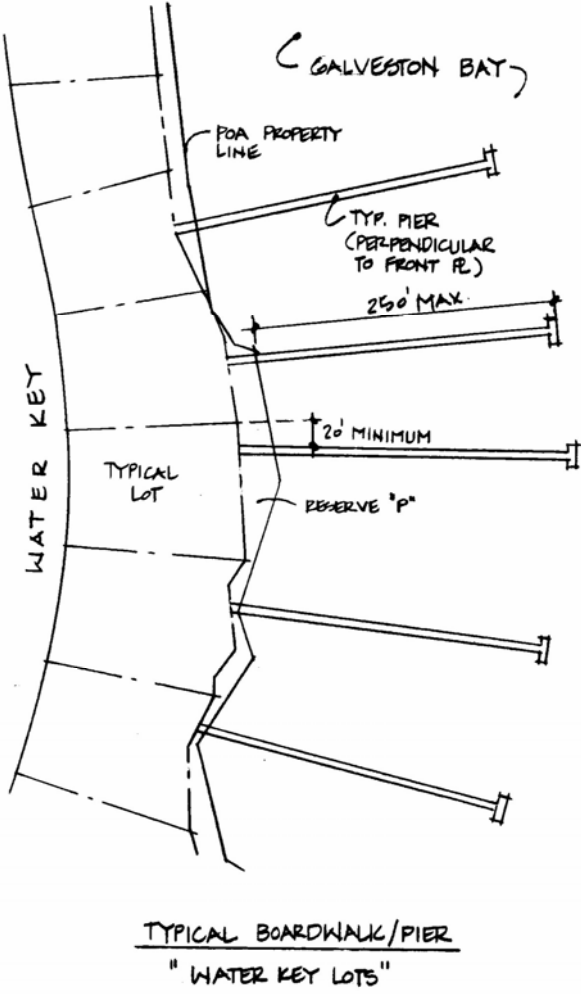
These piers may extend a maximum of two hundred fifty feet (250') past the POA property line at Reserve 'P'. Handrails may be a maximum of forty-two inches (42") high. No other vertical construction or shade structures may be built on these piers/boardwalks.

Piers at Lots 1, 2 & 24 must be placed perpendicular to the rear lot line. Piers at Lots 3 - 23 must be placed perpendicular to the front lot line. All piers must be located at least twenty feet (20') from side lot lines, and piers may not extend within one hundred feet (100') of either access channel serving Harborwalk. A "T-head" will be allowed on the end of the pier with a maximum size of 20' by 8' and must be centered on the pier.

Underwater fishing lights may be placed along these piers. If additional lighting is required for night-time use it must be mounted no higher than the handrail, utilize a maximum bulb size of 75 watts, and be shielded to direct the light downward.

As part of the POA easement agreement at Reserve 'P' lot owners must agree to not dredge or otherwise disturb Reserve 'P' or any adjacent tidally influenced lands of the State.

The lot owner is responsible for all permits and leases that may be required for pier construction including the City of Hitchcock, Army Corps of Engineers, and the General Land Office.



3.11 Boathouses at Sugarloaf

The mooring areas at Lots 14 - 23, Block 5, Section 4 are designed for "head-in parking" and are located across the street from the lot.

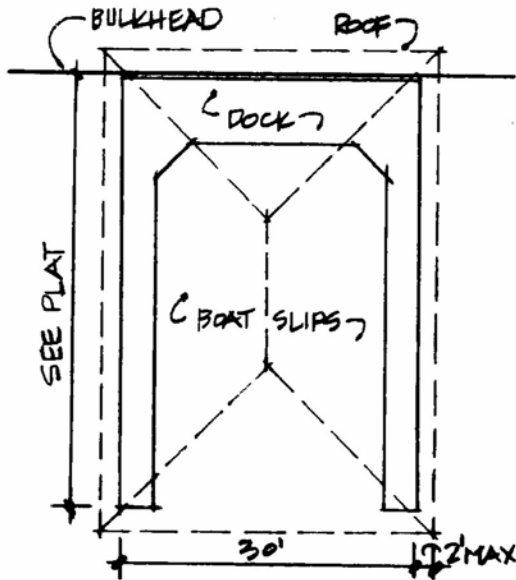
Per the boathouse restrictions on the recorded plat, boathouses at these lots must be either a sixteen foot (16') wide single slip boathouse or a thirty foot (30') wide double slip boathouse based on the standard boathouse design on in Section 3.8.

If a 16' wide "single" boathouse is constructed an uncovered pier or mooring area may be incorporated alongside as long as the entire structure does not exceed 30' in width.

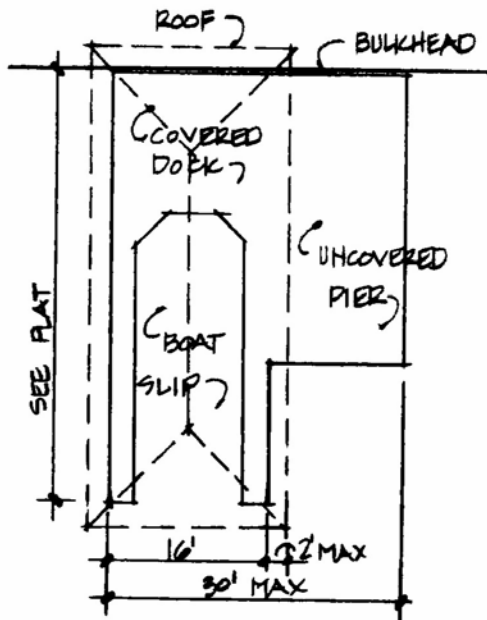
As an option homeowners will be allowed to build a 30' wide roof structure with storage for only one boat and the remaining area used for under roof deck.

Owners may also elect to have an open "mooring" area with no roof structure provided the vessel and attendant piling, piers, and other structures fit within the allowable area.

All boathouses and/or piling for mooring areas must comply with the maximum height set forth in Section 3.8

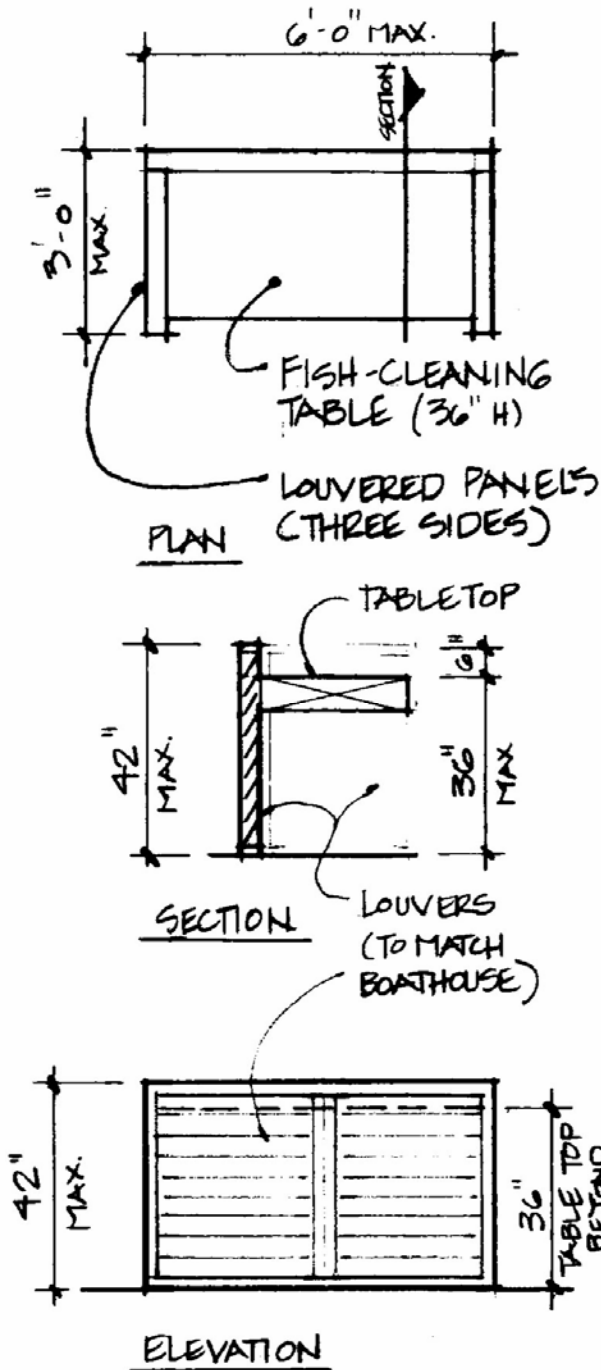


TYPICAL 30' BOATHOUSE PLAN
"SUGARLOAF LOTS"



TYPICAL 16' BOATHOUSE PLAN
W/ ATTACHED PIER
"SUGARLOAF LOTS"

3.12 Fish Cleaning Tables



Fish cleaning tables incorporated into the house structure and contained within the building setback areas have wide design latitude, but all plumbing must be screened from public view.

If homeowners' desire a fish cleaning table at the mooring/boathouse area it must meet certain criteria to prevent disparity.

All fish cleaning tables located outside the building setback areas must be attached to a boathouse or pier. No tables may be attached to the bulkhead since it is owned and maintained by the Municipal Utility District.

Fish cleaning tables at piers and boathouses may use a pre-fabricated table or a job-built table, but all must be screened on three sides with louvered panels. The louver design shall match the boathouse louver design detailed on page 17.

Table surfaces may be a maximum of six feet (6') wide and have a maximum height of thirty-six inches (36") above the pier. The louver panels may extend to a maximum height of forty-two inches (42") above the pier, and must extend at least six inches (6") above the table surface.

The bulkhead and canal system is maintained by the Flamingo Isles Municipal Utility District (MUD).

If an owner/builder damages the system during construction of a pier or boathouse they should contact the MUD Engineer for information on repairs. All bulkhead repairs or replacement must match the existing bulkhead system and be approved by the MUD Engineer.

Piers and boathouses may not be attached to the bulkhead system, and must instead be supported by a row of freestanding piling along the bulkhead. No additional loading may be placed on the bulkhead by the pier or boathouse.

If an owner desires they may remove only the cap boards of the bulkhead system and replace them with the same material as their pier, provided the pier material is a composite material or one of the rot-resistant Brazilian hardwoods. The bulkhead cap may not be replaced with treated pine material.

The following guidelines are not intended to limit creativity of the builders in their design or construction.

The intent of this section is to establish basic design criteria for the construction of residences and other structures within Harborwalk. Emphasis is on quality materials, design and construction in order to promote well crafted residences within the community. The house footprint and the roof form should work together to provide variety and interest when viewed from the street and across the canals. These guidelines allow for diversity in design and should produce a climate of individuality, while ensuring the architectural integrity of the community as a whole.

Harborwalk's residential areas are designed to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of a neighborhood. Developing a "street scene" requires builders to coordinate their architectural designs, as well as landscaping styles, in a manner that maintains a certain level of continuity throughout the community. The purpose of this section is to identify those elements that will influence the overall community appearance and street character.

Builders and designers should take care to vary house plans from those on neighboring lots. Elevations must be distinctly different - material changes or minor changes to architectural elements do not constitute different elevations. Exterior finish colors should vary from those on neighboring homes, including homes across the street or canal.

The DRC reserves the right to reject a plan that closely resembles that of a nearby home or in any way detracts from the overall street scene.

The builder/owner shall be responsible for individual site development and maintenance including the area within the street right-of-way (between the edge of paving and property lines). The builder/owners of corner lots shall be responsible for the right-of-way for both streets.

Where there is a POA reserve between the lot and the ROW this reserve will be maintained by the POA.

Exterior finish materials should be used with restraint in regard to both color and diversity of material types. The number of primary materials on the exterior will be limited to three (3), not including roof material and trim, and must be approved by the DRC.

No exposed CMU will be permitted. If CMU is used in a structural application it must be covered with one of the approved exterior siding materials.

Samples of all finish materials, and the manufacturer's name and product line must be available to the DRC for approval. Colors must be selected from the approved list. Bold, primary or unusual colors are prohibited. Each builder is required to submit a color palette to the DRC for approval. The following materials are acceptable:

EXTERIOR SIDING

BRICK - Earth tone colors. Bricks shall meet standard specifications established by The Brick Institute of America.

STONE - Natural or synthetic stone in earth tones.

MORTAR JOINTS - All mortar joints shall be tooled; "Slump" joints will not be allowed. Mortar color shall be selected to compliment stone or brick color.

FIBER CEMENT BOARD LAP OR SHINGLE SIDING - Use HardiePlank, HardieShingle or equal.

STUCCO - The use of portland-cement plaster/stucco is permitted. Synthetic stucco-like products are strictly prohibited.

No material change should ever occur on an outside corner. The technique of "shirt fronting" of masonry veneer will not be permitted. Material changes are most successful when made as part of a larger offset; for example, a masonry pier or recessed window. Materials must return at least four feet (4') from outside corners.

Gable ends of a uniform material tend to be more architectural than those which change at the eave line. High contrast trim or material variations should be avoided in favor of those which are chosen to blend all elements into a single idea.

ROOF MATERIALS

Materials should be used with restraint in regard to both color and compatibility with other exterior finishes. The intent is to create a continuity of materials throughout the community. The colors are limited to the color palette on the following pages. The following materials are acceptable:

COMPOSITION SHINGLES - Roofing material is required to be a minimum 30-year warranty, such as Elk Prestique II, GS Firehalt or equal..

METAL - Roofs may use concealed or exposed fastener system.

TILES - Roof tiles manufactured from clay or concrete may be used.

SLATE - Natural slate roof tiles will be allowed in any available color. Synthetic slate products will be allowed within the color palette.

THE FOLLOWING MATERIALS ARE SPECIFICALLY PROHIBITED:

Wood siding

Plywood siding

Hardboard or Masonite siding

Aluminum siding

Vinyl siding

Synthetic stucco products and/or EFIS

Approved Paint Colors

(All colors referenced are Sherwin-Williams part numbers)

SW #	COLOR	SW #	COLOR	SW #	COLOR
6000	Snowfall	6079	Diverse Beige	6148	Wool Skein
6001	Grayish	6080	Utterly Beige	6149	Relaxed Khaki
6002	Essential Gray	6081	Down Home	6150	Universal Khaki
6003	Proper Gray	6082	Cobble Brown	6151	Quiver Tan
6004	Mink	6084	Modest White	6152	Superior Bronze
6005	Folkstone	6085	Simplify Beige	6154	Nacre
6007	Smart White	6086	Sand Dune	6155	Rice Grain
6008	Individual White	6087	Trusty Tan	6156	Ramie
6009	Imagine	6088	Nuthatch	6157	Favorite Tan
6010	Flexible Gray	6091	Reliable White	6158	Sawdust
6011	Chinchilla	6092	Lightweight Beige	6159	High Tea
6014	Quartz White	6093	Familiar Beige	6161	Nonchalant White
6015	Vaguely Mauve	6094	Sensational Sand	6162	Ancient Marble
6016	Chaise Mauve	6095	Toasty	6163	Grassland
6021	Dreamy White	6098	Pacer White	6164	Svelte Sage
6022	Breathless	6099	Sand Dollar	6165	Connected Gray
6023	Insightful Rose	6100	Practical Beige	6168	Moderne White
6028	Cultured Pearl	6101	Sands of Time	6169	Sedate Gray
6029	White Truffle	6102	Portabello	6170	Techno Gray
6030	Artistic Taupe	6105	Divine White	6171	Chatroom
6031	Glamour	6106	Kilim Beige	6172	Hardware
6035	Gauzy White	6107	Nomadic Desert	6175	Sagey
6036	Angora	6108	Latte	6176	Liveable Green
6037	Temperate Taupe	6109	Hopsack	6177	Softened Green
6038	Truly Taupe	6110	Steady Brown	6178	Clary Sage
6039	Poised Taupe	6112	Biscuit	6179	Artichoke
6042	Hush White	6113	Interactive Cream	6182	Ethereal White
6043	Unfussy Beige	6114	Bagel	6183	Conservative Gray
6044	Doeskin	6115	Totally Tan	6184	Austere Gray
6045	Emerging Taupe	6116	Tatami Tan	6185	Escape Gray
6046	Swing Brown	6119	Antique White	6186	Dried Thyme
6049	Gorgeous White	6120	Believable Buff	6187	Rosemary
6050	Abalone Shell	6121	Whole Wheat	6189	Opaline
6051	Sashay Sand	6122	Camelback	6190	Filmy Green
6052	Sandbank	6123	Baguette	6191	Contented
6056	Polite White	6126	Navajo White	6192	Coastal Plain
6057	Malted Milk	6127	Ivoire	6193	Privilege Green
6058	Likeable Sand	6128	Blonde	6194	Basil
6059	Interface Tan	6129	Restrained Gold	6195	Rock Garden
6060	Moroccan Brown	6130	Mannered Gold	6196	Frosty White
6063	Nice White	6133	Muslin	6197	Aloof Gray
6064	Reticence	6134	Netsuke	6198	Sensible hue
6065	Bona Fide Beige	6135	Ecru	6199	Rare Gray
6066	Sand Trap	6136	Harmonic Tan	6200	Link Gray
6067	Mocha	6137	Burlap	6201	Thunderous
6070	Heron Plume	6138	Artifact	6202	Cast Iron
6071	Popular Gray	6140	Moderate White	6203	Spare White
6072	Versatile Gray	6141	Softer Tan	6204	Sea Salt
6073	Perfect Greige	6142	Macadamia	6205	Comfort Gray
6074	Spalding Gray	6143	Basket Beige	6206	Oyster Bay
6075	Garret Gray	6144	Dapper Tan	6207	Retreat
6077	Everyday White	6145	Thatch Brown	6208	Pewter Green
6078	Realist Beige	6147	Panda White	6210	Window Pane

Approved Paint Colors

(All colors referenced are Sherwin-Williams part numbers)

SW #	COLOR	SW #	COLOR	SW #	COLOR
6211	Rainwashed	6273	Nouvelle White	6475	Country Squire
6212	Quietude	6274	Destiny	6476	Glimmer
6213	Halcyon Green	6275	Fashionable Gray	6477	Tidewater
6214	Underseas	6276	Mystical Shade	6478	Watery
6215	Rocky River	6277	Special Gray	6479	Drizzle
6217	Topsail	6278	Cloak Gray	6480	Lagoon
6218	Tradewind	6385	Dover White	6481	Green Bay
6219	Rain	6427	Sprout	6482	Cape Verde
6220	Interesting Aqua	6428	Honeydew	6483	Buoyant Blue
6221	Moody Blue	6429	Baize Green	6484	Meander Blue
6222	Riverway	6430	Great Green	6485	Raindrop
6223	Still Water	6431	Leapfrog	6486	Reflecting Pool
6224	Mountain Air	6434	Spinach White	6487	Cloudburst
6225	Sleepy Blue	6435	Gratifying Green	6488	Grand Canal
6226	Languid Blue	6436	Bonsai Tint	6489	Really Teal
6227	Meditative	6437	Haven	6490	Timid Blue
6228	Refuge	6438	Dill	6491	Open Air
6229	Tempe Star	6439	Greenfield	6492	Jetstream
6230	Rainstorm	6440	Courtyard	6493	Ebbtide
6231	Rock Candy	6441	White Mint	6494	Lakeshore
6232	Misty	6442	Supreme Green	6495	Great Falls
6233	Samovar Silver	6443	Relish	6496	Oceanside
6234	Uncertain Gray	6444	Lounge Green	6497	Blue Horizon
6235	Foggy Day	6445	Garden Grove	6498	Byte Blue
6236	Grays Harbor	6446	Arugula	6499	Stream
6238	Icicle	6447	Evergreens	6500	Open Seas
6239	Upward	6448	Greening	6501	Manitou Blue
6240	Windy Blue	6449	Topiary Tint	6502	Loch Blue
6241	Aleutian	6450	Easy Green	6503	Bosporus
6242	Bracing Blue	6451	Nurture Green	6504	Sky High
6243	Distance	6452	Inland	6505	Atmospheric
6244	Naval	6453	Cilantro	6506	Vast Sky
6245	Quicksilver	6454	Shamrock	6507	Resolute Blue
6246	North Star	6455	Fleeting Green	6508	Secure Blue
6247	Krypton	6456	Slow Green	6509	Georgian Bay
6248	Jubilee	6457	Kind Green	6510	Loyal Blue
6249	Storm Cloud	6458	Restful	6511	Snowdrop
6250	Granite Peak	6459	Jadite	6512	Balmy
6251	Outerspace	6460	Kale Green	6513	Take Five
6252	Ice Cube	6461	Isle of Pines	6514	Respite
6253	Olympus White	6462	Green Trance	6515	Leisure Blue
6254	Lazy Gray	6463	Breaktime	6516	Down Pour
6255	Morning Fog	6464	Aloe	6517	Regatta
6256	Serious Gray	6465	Spearmint	6518	Ski Slope
6257	Gibraltar	6466	Grandview	6519	Hinting Blue
6259	Spatial White	6467	Kendal Green	6520	Honest Blue
6260	Unique Gray	6468	Hunt Club	6521	Notable Hue
6261	Swanky Gray	6469	Dewy	6522	Sporty Blue
6262	Mysterious Mauve	6470	Waterscape	6523	Denim
6266	Discreet White	6471	Hazel	6524	Commodore
6267	Sensitive Tint	6472	Composed	6525	Rarified Air
6268	Veiled Violet	6473	Surf Green	6526	Icelandic
6269	Beguiling Mauve	6474	Raging Sea	6527	Blissful Blue

Approved Paint Colors

(All colors referenced are Sherwin-Williams part numbers)

SW #	COLOR	SW #	COLOR	SW #	COLOR
6528	Cosmos	6736	Jocular Green	6789	Blue Mosque
6529	Scanda	6737	Kiwi	6790	Adriatic Sea
6530	Revel Blue	6738	Vegan	6791	Lauren's Surprise
6531	Indigo	6739	Eco Green	6792	Minor Blue
6672	Morning Sun	6740	Kilkenny	6793	Bluebell
6673	Banana Cream	6741	Derbyshire	6794	Flyway
6674	Jonquil	6742	Lighter Mint	6795	Major Blue
6675	Afternoon	6743	Mint Condition	6796	Blue Plate
6676	Butterfield	6744	Reclining Green	6797	Jay Blue
6677	Goldenrod	6745	Lark Green	6798	Iceberg
6679	Full Moon	6746	Julep	6799	Soar
6680	Friendly Yellow	6747	Argyle	6800	Something Blue
6681	Butter Up	6748	Greens	6801	Regale Blue
6682	June Day	6749	Embellished Blue	6802	Jacaranda
6686	Lemon Chiffon	6750	Waterfall	6803	Danube
6687	Lantern Light	6751	Refresh	6804	Dignity Blue
6688	Solaria	6752	Larchmere	6900	Optimistic Yellow
6689	Overjoy	6753	Jargon Jade	6901	Daffodil
6693	Lily	6754	Ionian	6902	Decisive Yellow
6694	Glad Yellow	6755	Starboard	6903	Cheerful
6695	Midday	6756	Crystal Clear	6904	Gusto Gold
6696	Quilt Gold	6757	Tame Teal	6905	Goldfinch
6700	Daybreak	6758	Aqueduct	6906	Citrus
6701	Moonraker	6759	Cooled Blue	6907	Forsythia
6702	Lively Yellow	6760	Rivulet	6908	Fun Yellow
6703	Frolic	6761	Thermal Spring	6909	Lemon Twist
6707	Narcissus	6762	Poseidon	6910	Daisy
6708	Springtime	6763	Retiring Blue	7000	Ibis White
6709	Gleeful	6764	Swimming	7001	Marshmallow
6710	Melange Green	6765	Spa	7002	Downy
6711	Parakeet	6766	Mariner	7003	Toque White
6714	Citrine	6767	Aquarium	7004	Snowbound
6715	Lime Granita	6768	Gulfstream	7005	Pure White
6716	Dancing Green	6769	Maxi Teal	7006	Extra White
6717	Lime Rickey	6770	Bubble	7007	Ceiling Bright White
6718	Overt Green	6771	Bathe Blue	7008	Alabaster
6719	Gecko	6772	Cay	7009	Pearly White
6720	Paradise	6773	Rapture Blue	7010	White Duck
6721	Enlightened Lime	6774	Freshwater	7011	Natural Choice
6722	Cucumber	6775	Briny	7012	Creamy
6723	Jardin	6776	Blue Nile	7013	Ivory Lace
6724	Mesclun Green	6777	Carefree	7014	Eider White
6725	Pickle	6778	Aviary Blue	7015	Repose Gray
6726	Talipot Palm	6779	Liquid Blue	7016	Mindful Gray
6727	Houseplant	6780	Nautilus	7017	Dorian Gray
6728	White Willow	6781	Jamaica Bay	7018	Dovetail
6729	Lacewing	6782	Cruising	7019	Gauntlet Gray
6730	Romaine	6783	Amalfi	7021	Simple White
6731	Picnic	6784	Bravo Blue	7022	Alpaca
6732	Organic Green	6785	Quench Blue	7023	Requisite Gray
6733	Grasshopper	6786	Cloudless	7024	Functional Gray
6734	Espalier	6787	Fountain	7025	Backdrop
6735	Minted	6788	Capri	7028	Incredible White

Approved Paint Colors

(All colors referenced are Sherwin-Williams part numbers)

SW #	COLOR	SW #	COLOR	SW #	COLOR
7029	Agreeable Gray	7049	Nuance	7066	Gray Matters
7030	Anew Gray	7050	Useful Gray	7067	Cityscape
7031	Mega Greige	7051	Analytical Gray	7068	Grizzle Gray
7032	Warm Stone	7052	Gray Area	7070	Site White
7035	Aesthetic White	7053	Adaptive Shade	7071	Gray Screen
7036	Accessible Beige	7056	Reserved White	7072	Online
7037	Balanced Beige	7057	Silver Strand	7073	Network Gray
7038	Tony Taupe	7058	Magnetic Gray	7074	Software
7039	Virtual Taupe	7059	Unusual Gray	7075	Web Gray
7040	Smokehouse	7060	Attitude Gray	7077	Original White
7042	Shoji White	7061	Night Owl	7078	Minute Mauve
7043	Worldly Gray	7063	Nebulous White	7079	Ponder
7044	Amazing Gray	7064	Passive	7080	Quest Gray
7045	Intellectual Gray	7065	Argos	7081	Sensuous Gray
7046	Anonymous				

Approved Paint Colors

(All colors referenced are Sherwin-Williams part numbers)

COLORS APPROVED FOR TRIM / ACCENT USE ONLY					
SW #	COLOR	SW #	COLOR	SW #	COLOR
6006	Black Bean	6111	Coconut Husk	6685	Trinket
6012	Browse Brown	6117	Smokey Topaz	6690	Gambol Gold
6013	Bitter Chocolate	6118	Leather Bound	6691	Glitzy Gold
6017	Intuitive	6124	Cardboard	6692	Auric
6018	Enigma	6125	Craft Paper	6697	Nugget
6019	Poetry Plum	6131	Chamois	6698	Kingdom Gold
6020	Marooned	6132	Relic Bronze	6699	Crispy Gold
6024	Dressy Rose	6139	Mossy Gold	6704	Hep Green
6025	Socialite	6146	Umber	6712	Luau Green
6026	River Rouge	6153	Protégé Bronze	6713	Verdant
6027	Cordovan	6160	Best Bronze	6911	Confident Yellow
6032	Dutch Cocoa	6166	Eclipse	6988	Bohemian Black
6033	Bateau Brown	6167	Garden Gate	6989	Domino
6034	Arresting Auburn	6173	Cocoon	6990	Caviar
6040	Less Brown	6174	Andiron	6991	Black Magic
6041	Otter	6180	Oakmoss	6992	Inkwell
6047	Hot Cocoa	6181	Secret Garden	6993	Black of Night
6048	Terra Brun	6188	Shade-Grown	6994	Greenblack
6053	Reddened Earth	6209	Ripe Olive	7020	Black Fox
6054	Canyon Clay	6216	Jasper	7026	Griffin
6055	Fiery Brown	6237	Dark Night	7027	Well-Bred Brown
6061	Tanbark	6258	Tricorn Black	7033	Brainstorm Bronze
6062	Rugged Brown	6263	Exclusive Plum	7034	Status Bronze
6068	Brevity Brown	6264	Midnight	7041	Van Dyke Brown
6069	French Roast	6270	Soulmate	7047	Porpoise
6076	Turkish Coffee	6271	Expressive Plum	7048	Urbane Bronze
6083	Sable	6272	Plum Brown	7054	Suitable Brown
6089	Grounded	6279	Black Swan	7055	Enduring Bronze
6090	Java	6432	Garden Spot	7062	Rock Bottom
6096	Jute Brown	6433	Inverness	7069	Iron Ore
6097	Sturdy Brown	6678	Sunflower	7076	Cyberspace
6103	Tea Chest	6683	Bee	7082	Stunning Shade
6104	Kaffee	6684	Brittlebush	7083	Darkroom

Approved Roof Colors

Approved shingle colors	Approved metal colors	Approved concrete tile colors
<u>(Colors are Atlas Roofing designations)</u>	<u>(Colors are Berridge Manufacturing designations)</u>	<u>(Colors are Vande Hey-Raleigh designations)</u>
Antique Black	Aged Bronze	Adobe Red
Atlantic Blue	Bristol Blue	Anderson Gray
Black Shadow	Buckskin	Autumn Rust
Coastal Gray	Burgundy	Black
Dove Gray	Champagne	Brick Brown
Hearthstone Gray	Charcoal Gray	Brookville Green
Heatherblend	Colonial Red	Burnt Orange
Heritage Red	Copper Brown	Carmel Stone
Natchez Gray	Copper-Cote	Charcoal Gray
Slate Gray	Dark Bronze	Cocoa Brown
Surf Blue	Deep Red	Dark Brown
Weathered Shake	Forest Green	Dark Putty
Weathered wood	Hartford Green	Dark Red
Woodland Green	Hemlock Green	Desert Sand
	Lead-Cote	Driftwood
	Matte Black	Earth Brown
Approved clay tile colors	Medium Bronze	Forest Green
<u>(Colors are Guiraud Freres designations)</u>	Parchment	French Clay
Brown	Patina Green	French Orange
Cathedral	Pre-weathered Galvalume	Goldenrod
Clear Oldish Provence	Royal Blue	Gray Sand
Dark Oldish Provence	Satin Finish Galvalume	Hazy Gray
Gray	Shasta White	Light Charcoal Gray
Manor	Sierra Tan	Light Green
Medieval	Teal Green	Light Sea Green
Oldish	Terra-Cotta	Midnight Black
Pink	Zinc Gray	Moss Rock
Red		Pale Red
Straw		Pebble Gray
Tobacco	Approved ceramic slate colors	Plum
Vieux Midi	<u>(Colors are Celadon Ceramic Slate designations)</u>	Putty
	Brunswick Black	Raleigh Red
	Montpelier Green	Saddle Brown
	Plumstone	Sandstone
	Slate Gray	Sea Green
	Slate Red	Silver Gray
		Sizzler Beige
		Terra Cotta
		White

4.3 Elevated Construction

All of the Harborwalk community is located in a “V” zone, and construction must be elevated due to FEMA elevation requirements for the coastal flood plain. Builders are encouraged to familiarize themselves with the Construction Bulletins issued by FEMA regarding Coastal Area Construction in V-zones.

Piling should be square treated wood or square cast in place concrete columns. For purposes of this section “cast-in-place” means that temporary forms are erected and then removed after the concrete cures. CMU columns may be used, but any CMU columns exposed to public view (all those not contained within an enclosed garage) must be covered with one of the approved exterior materials listed in Section 4.2. No round pilings shall be permitted.

Concrete pilings must be painted or covered with stucco. Wood piling must be painted. Unfinished piling or columns will not be allowed

Builders and designers should take care in designing piling placement to ensure they do not interfere with the subsurface bulkhead tie-back system. Please contact the DRC for the location of the subsurface tie-back system on specific lots.

No exposed angle bracing from pilings to floor stringers will be permitted. Elevated structures may be cross braced against the floor joists to prevent racking of structures, and floor joist stringers must be of adequate size to carry floor joists without angle bracing from the pilings to the stringers.

Break-away downstairs walls can be finished with siding to match the upstairs of the house, or can consist of painted wood louver panels or vinyl louver panels.

Lattice panels may also be used to enclose garage bays. If lattice is used each panel must be job-built from wood material instead of using pre-made sheets so that the panels will span the entire horizontal space between adjacent columns and the full height of the wall with no splices.

If portions of the foundation are elevated above the garage level the outside of these foundation areas must be covered with an approved exterior building material, and may not be left as an unfinished concrete wall.

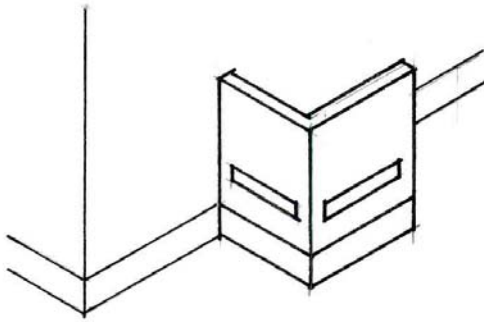
4.4 Equipment Platforms

Platforms for mechanical and electrical equipment or communications dishes must be cantilevered from the structure – no vertical or diagonal supports or bracing, including decorative brackets, are allowed.

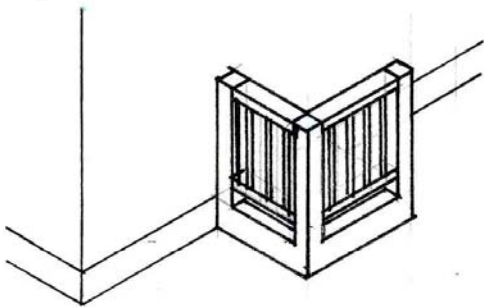
Equipment platforms may cantilever up to four feet (4') over building setback lines to avoid recessing them into “alcoves” in the wall.

Equipment must be screened from view using a handrail or pony wall structure. (see sketch).

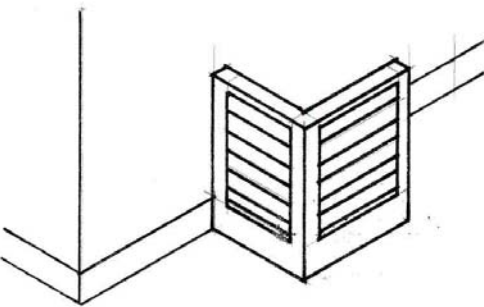
If additional area is needed, or exceptionally heavy equipment is to be mounted, builders may mount the equipment on the end of a conventional porch or deck with picket handrails and screen this area from the remainder of the porch or deck using the same handrail.



SOLID



RAILING



LOUVERS

TYPICAL EQUIPMENT
PLATFORM SCREENS

4.5 Entrances, Windows & Addresses

Care should be given to the size, type and organization of all windows. They should never appear like surface “holes” cut into the side of the box. They should be architectural features and, wherever possible, grouped into recessed areas or bordered by projections which provide a shadow pattern. Scattered windows tend to create awkward, face-like shapes and should be avoided.

Window frames shall be manufactured from vinyl or aluminum. Aluminum frames shall be bronze, mill, or white finish.

Use of energy efficient windows is encouraged for energy conservation purposes. Textile or similar sunscreens will not be permitted. If a film is applied to the window to reduce transmission of light or heat this film should not appear “mirror” like or reflective from the exterior of the house. Window coverings facing a street or a canal must complement the color of the house.

Address signage should be either a plaque or individual cast numbers attached to the house, or a pre-cast address plaque set in stucco finish. No free-standing address plaques will be allowed in yards.

Cluster mailboxes are provided by the developer. No other mail, newspaper, or other delivery receptacles are allowed in the front yard or street right-of-way.

4.6 Roofs & Rooftop Elements

Large front-facing gables should be avoided unless they are broken into small scale elements. Otherwise, open gables are better facing toward interior side lot lines.

Changes in roof geometry are best when accompanied by offsets in plan. Avoid flat roofs, a minimum slope on all roofs should be 5 in 12 pitch. Porches and overhangs may utilize a minimum slope of 3 in 12 pitch. A combination of roof pitches may be used if they are integrated in to the design of the house. The roofs, as an expressive design element, should be kept as visually unobstructed as possible.

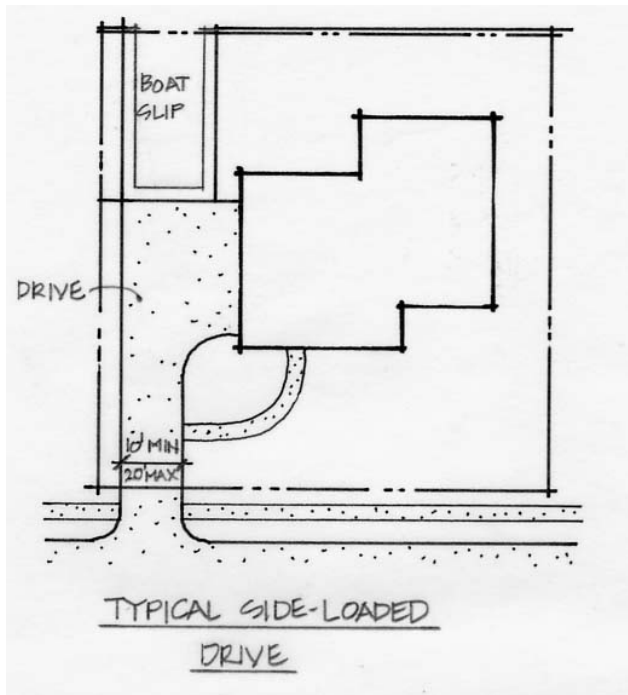
Decorative roof brackets at the eave are permissible. This is the only place decorative brackets may be used.

If a chimney is used it should be a minimum dimension of 30" x 36", and should be constructed of brick, stone, stucco, or fiber-cement siding (Hardie or equal).

The location and design of all skylights and solar collectors shall be approved by the DRC.

Radio/television antennae, satellite dishes, and radio towers visible from public areas are not acceptable. All antennae or satellite dishes must be concealed within the roof attic space, or within screened areas that hide them from public view.

Rooftop or window HVAC equipment is not permitted under any circumstances.



Garage doors, often at least 16 feet wide, are like blank walls. They are devoid of architectural elements which give a building scale life and character such as windows, terraces, landscaping, etc. The garage doors should not dominate the façade. When this occurs, the house generally adds little to the overall character of the street and the house entrance is visually overwhelmed.

On front-loaded garages a setback of four feet (4') minimum from the frontmost enclosed wall of the house to the face of the garage is required. This setback can be achieved using a front porch extended over the entrance to the garage bays, or by recessing the garage with a portico in front of the doors. Entrances or stairs that are projected from the front elevation of the house also help take the focus off the garage doors.

'Notch' lots are able to utilize swing-in, or side loaded, garages. This plan minimizes the effect of the garage on the street scene, and allows for more off-street parking in the driveway. (see sketch). A setback of one foot (1') from the side wall to the garage door is required.

Garages at corner lots will be allowed on the side of the house, with the driveway extending to the side street.

Garages must accommodate the storage of at least two (2) full size automobiles, and must be fully enclosed on all sides using one of the wall systems described in Section 4.3. An extension in the length of a garage which permits additional storage space is allowed.

Carports are prohibited. Porte cocheres are permitted with DRC approval.

All garage doors should be of a color which complements the adjacent wall. No wood or particle board doors are permitted. All garage doors are to be paneled metal or fiberglass. Glass fenestration is permitted. No reflective film or foil is permitted on windows.

When garage bays are placed side by side, two single doors divided by a column are encouraged. This breaks up the expanse of the door into appropriately scaled architectural elements.

If a rear garage door is used it must have at least a four foot (4') portico created by a porch/room above.

4.8 Square Foot Requirements & Maximum Heights

In order to prevent great disparity between neighboring houses, each lot will have minimum and maximum sizes allowable for a home on that lot.

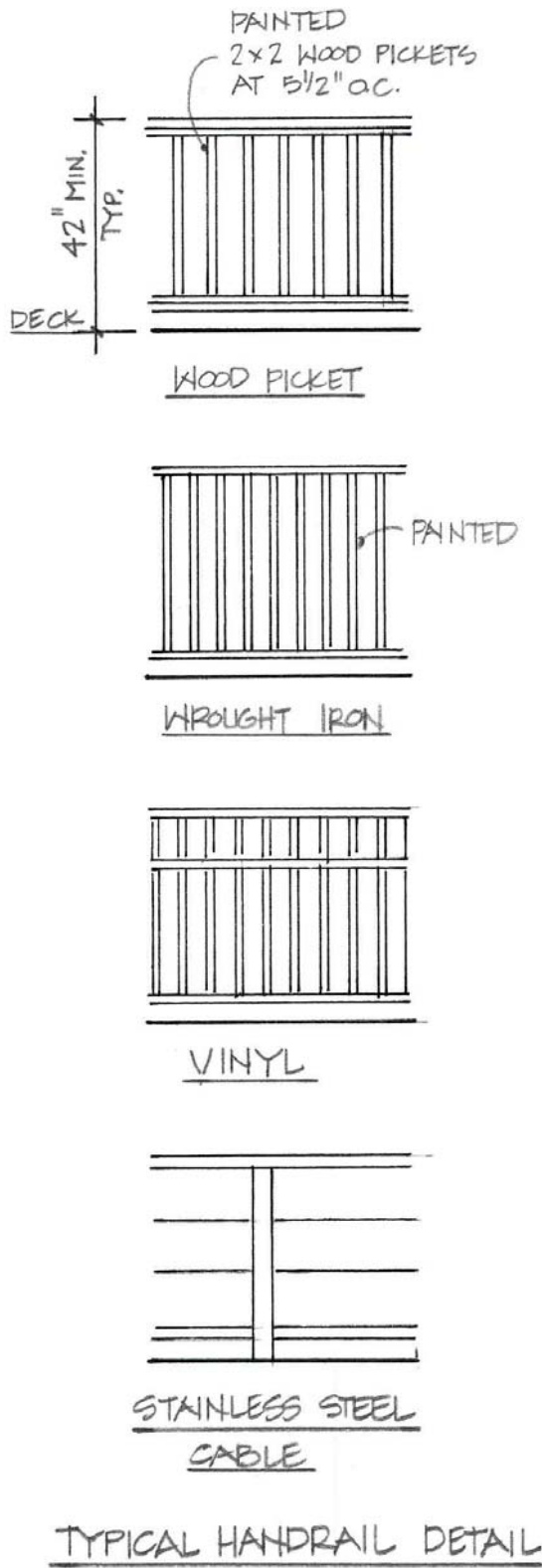
These square footage requirements apply only to air-conditioned areas of the home - attics, garages, porches, and other similar areas are not to be included in the calculation of the square footage.

The minimum and maximum allowable areas for each lot designation are as shown in the chart below.

Lot Designation	Minimum Sq. Footage	Maximum Sq. Footage
EL 1	2,800	n/a
EL 2	3,500	n/a
RL 1	2,200	n/a
RL 2	2,500	n/a
SL 1	1,800	2,300
SL 2	2,100	2,600

No house, building or structure shall be more than three (3) stories of living area in height (not including the garage level). No part of any house will be allowed more than fifty feet (50') above the center of street elevation in front of the house. Open decking will be permitted above the third level provided the handrails and other parts of the structure do not extend above the maximum allowable height.

The elevation of the garage slab should be no more than six inches (6") below or eighteen inches (18") above the elevation of the edge of the street in front of the lot.



Porches provide comfortable outdoor gathering and entertaining spaces, and add character and life to a house design. Porches are required at the front and rear of all houses.

A minimum porch area equal to fifteen percent (15%) of the air-conditioned space must be provided at each single family residence. Porch area equal to at least five percent (5%) of the air-conditioned space must be provided at the front of the house, either at the entry, or as a separate balcony(s), and a minimum porch area equal to at least five percent (5%) of the air-conditioned space must be provided at the rear of the house.

For purposes of calculating the minimum porch area requirements only deck areas under roof lines will be counted. Open decks will not qualify as “porch” area. Entry alcoves at downstairs entries that are directly adjacent to the stairs will also count toward this requirement. Garage porticos, dockside living areas, or other ground floor areas will not count toward the porch requirement.

If builders/designers prefer to use an “arbor” type roof structure over porch areas this may be done at living level floors (not at the garage level). Arbor type porch structures may only be used to satisfy up to one-third of the total required porch area.

Handrails at porches should be constructed from 2x2 pickets, vinyl pickets, wrought iron or steel pickets, or a stainless cable system. Use of lattice in handrails is prohibited. Use of horizontal or vertical pvc pipe is prohibited.

If wood handrails are used all exposed wood must be painted or stained.

If mesh screening is used at porches the mesh used must be bronze, fiberglass, or Kevlar material.

The builder/owner is responsible for the landscaping of all areas on his/her property and the portion of the street right-of-way between the property line and the street curb. Plantings other than groundcovers and low growing ornamentals between the street curb and the paved sidewalk are discouraged in order to preserve adequate sight lines for motorists.

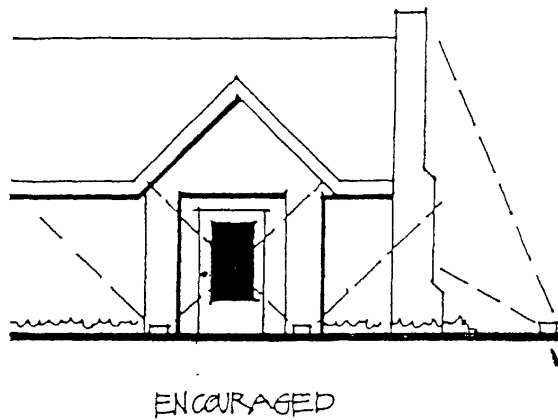
Installation of all landscaping must occur prior to occupancy of the house. Installation of landscaping, including materials and workmanship, must comply with current industry standards.

The following landscaping standards are applicable to all typical lots. Planting materials for larger and/or oversized lots should be increased proportionally in plant size and quantity per the requirements in these guidelines.

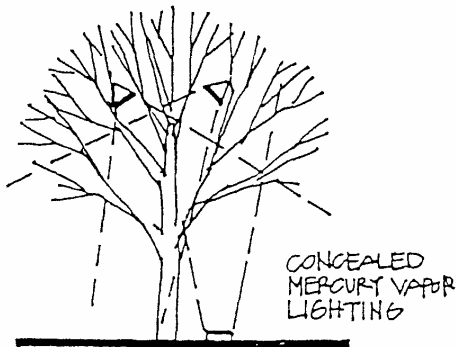
A landscape plan must be included in the DRC submittal process as outlined in Section 6.3.

5.2 Lighting

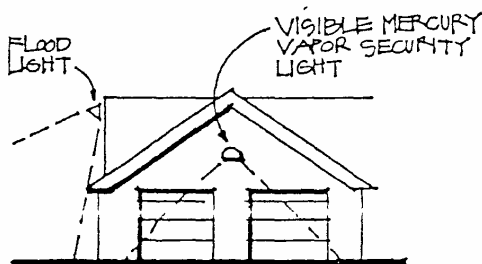
(Note: This section applies to permanent lighting, and is not intended to discourage, or prohibit in any way, seasonal/holiday lighting and decorations.)



ACCENT LIGHTING
ON ARCHITECTURAL
FEATURES



ENCOURAGED



NOT PERMITTED

The builder/owner is to install and maintain lighting on individual lots in a manner to not cause distraction, nuisance or to be unsightly. Light sources should not conflict with the sight lines of pedestrians or motorists in a manner which endangers their safety and welfare. Light sources must not “spill over” into neighboring yards. Light sources must be concealed or shielded.

Exterior residential lighting can convey a warm, inviting atmosphere. Care is to be taken in placing fixtures, selection of fixtures and types of light source. Exterior illumination of architectural features such as columns, entries, chimneys and landscape features is encouraged.

Lights should be directed to illuminate house number graphics. A sconce light is preferred. Ground lighting or decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence.

Free standing decorative fixtures and lamp posts are acceptable, but must be approved by the DRC.

Sodium vapor lights, except for subdivision street lights, are prohibited.

Mercury vapor security lights, when the fixture is visible from public view or from other lots, are prohibited. Mercury vapor lights, when used for special landscape lighting effect, (hung in trees as up and down lights) are permissible with DRC approval.

Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting are not permissible.

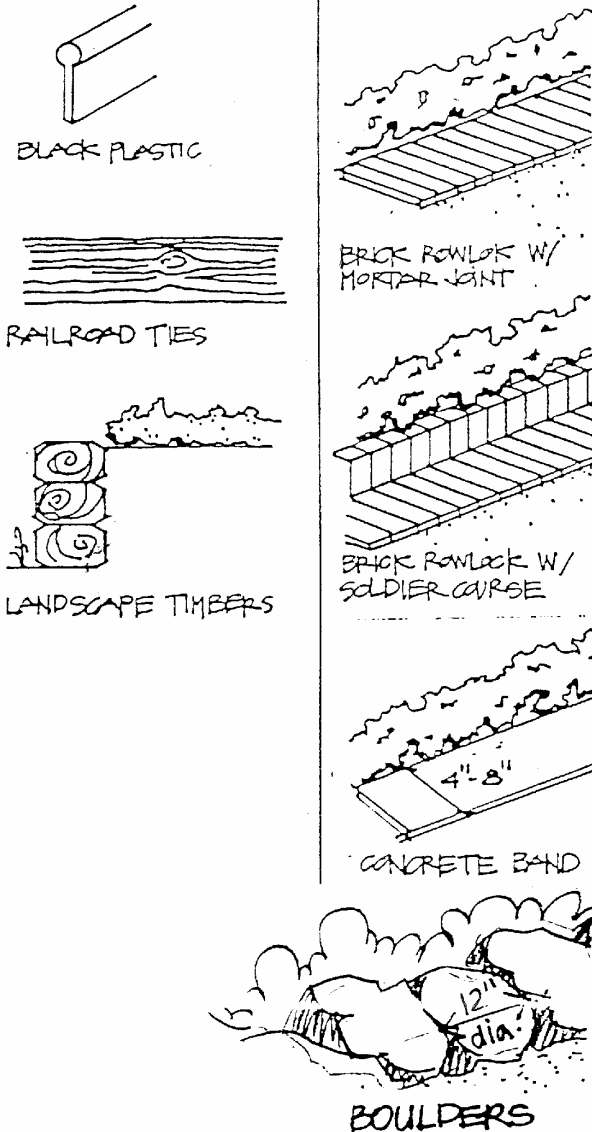
Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable.

All wiring for exterior lighting should be underground. Pathway lighting and landscape lighting is encouraged. Such lighting must be inconspicuous.

Lights at docks and piers should not create a disturbance to neighboring residences. All “fishing” lights intended to attract bait shall be underwater.

5.3 Residential Landscaping

UNACCEPTABLE ACCEPTABLE



A single row of foundation planting in the front yard is not acceptable. Planting shall consist of a combination of shrubs, groundcover and perennials in multiple layers, proportioned to the scale of the house.

Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Loose brick, plastic, concrete scallop and corrugated aluminum, wire wickets, horizontal timbers, railroad ties, etc., are prohibited. Acceptable edging is Ryerson steel or equal, brick set in mortar, and landscape timbers (2 inches by 4 inches, 2 inches by 6 inches, 4 inches by 4 inches, and 4 inches by 6 inches) set vertically in grade. Horizontal landscape timbers may only be used in the event of retaining walls in place of grading.

Planting beds may be curvilinear or geometric with the shrubs massed in tiers, smaller shrubs, perennials, and ground cover in the front and larger shrubs in the rear of the bed. Groupings of shrubs of the same species provide a substantial look. Curvilinear beds should have smooth, flowing curves and/or true radii.

Mulch all planting beds with shredded hardwood mulch. No gravel or rock of any size or color is permitted for use or substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders 12" in diameter or greater are permitted in Earth tone colors only. Bright colors are not permitted.

Multi-level planting beds at the rear of the house will be permitted in the setback areas provided that the top of the bed is no higher than the street elevation directly in front of the house, and that the bed returns to the natural ground elevation at least eight feet (8') from the property line to avoid excessive loading on the bulkhead system due to a raised grade.

5.4 Minimum Landscape Requirements

Trees are to be a minimum three inch (3”) caliper measured twelve inches (12”) from the base of the tree.

FRONT YARD TREE REQUIREMENTS		
Lot Width	Trees Required	Type
Up to 90’	2	hardwoods or palms
90’ +	3	hardwoods or palms

FRONT YARD SHRUB REQUIREMENTS		
Lot Width	Shrubs Required	Type
Up to 90’	3	15 gallon
	15	5 gallon
	30	1 gallon
90’+	5	15 gallon
	25	5 gallon
	40	1 gallon

For purposes of this section, the lot width shall be defined as the wider of the front or back lot width, measured at the respective property lines.

Residences shall not have individual planting schemes which differ greatly from neighboring homes. All planting schemes must be complementary in nature with a limited number of dissimilar elements.

5.5 Prohibited Plant Materials

Harborwalk is located within a rich natural setting. Homeowners should take special care to select plants that demonstrate suitable temperature and salt tolerances for the climate at Harborwalk.

Because they are invasive, not in character with the community, or for other reasons, the following plants have been specifically disallowed for use within Harborwalk:

- Golden euonymus
- Arborvitae
- Italian cypress
- Junipers (other than ground cover varieties)
- Yucca
- Cactus
- Bamboo
- Mulberry
- Mimosa
- Salt Cedar
- Sea Green Juniper
- Mexican Petunias
- Bird of Paradise
- Viburnum
- Angel Trumpet Tree
- Brazilian Pepper Tree
- Lobelia
- Dwarf Red Banana
- Esperanza
- Olive Tree
- Sweet Olive

5.6 Plant Material at Lawns

All yard areas exposed to public view are to be 'solid' sodded with St. Augustine, common Bermuda, a Bermuda hybrid, or Seashore Paspalum grass. Lawns may be 'overseeded' with rye grass in the Winter.

No gravel or rock of any size or color is permitted for ground cover, mulch, or substitute for grass lawn when visible from public view. Drainage channels lined with gravel will be allowed to prevent erosion of beds due to run-off.

5.7 Landscape Maintenance

All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:

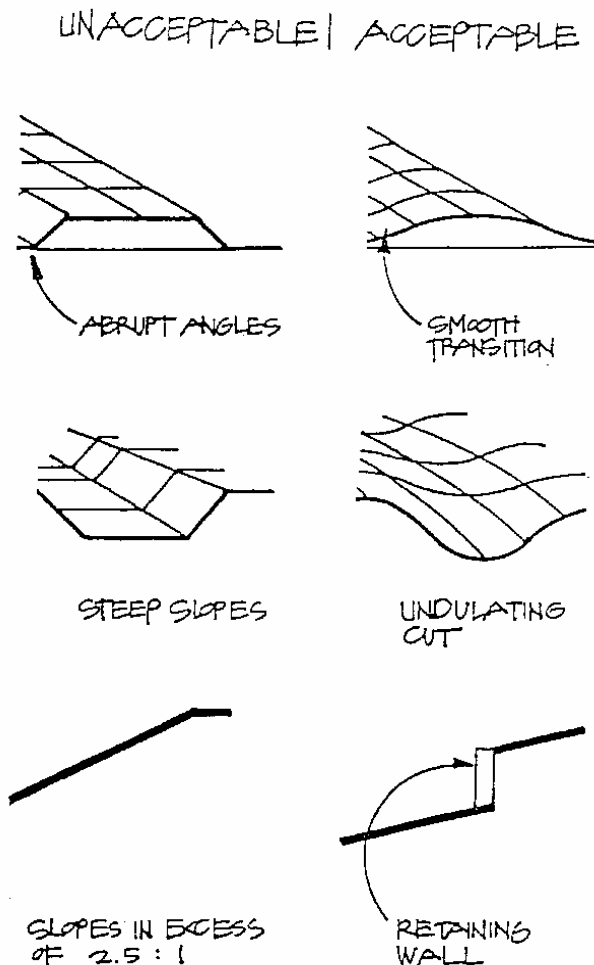
- a. Mowing;
- b. Pruning and shaping;
- c. Weed control in lawns and planting beds;
- d. Adequate irrigation;
- e. Appropriate fertilization;
- f. Insect and disease control;
- g. Seasonal mulching of planting beds;
- h. Replacement of diseased or dead plant materials;
and,
- i. Warranty of all planting materials.

Each yard shall be maintained in a neat, clean and orderly condition by the builder/owner prior to and after the sale of such residence.

Environmental Issues: Harborwalk is located within a sensitive, beautiful natural setting. To protect that setting, and the wildlife that depends on it, homeowners are encouraged to install and maintain their landscape in an environmentally friendly way:

- a. Select plants and lawn material that do not require extensive amounts of fertilizers;
- b. Maintain lawns and plantings using organic products as much as possible;
- c. Take extra care to prevent introduction of organic materials, lawn clippings, fertilizers, or other chemicals from entering canals;
- d. Follow manufacturer's recommendations related to application near bodies of water.

5.8 Grading & Sediment Control



GRADING

Swales (small ditches) are to be graded shallow, but wide to slow runoff. Avoid steep cuts for a natural look.

Steep slopes of 2.5 to 1 or more should be broken with retaining walls or steps. Terracing of lawns is encouraged only when the grades are too steep.

It will be the responsibility of each builder to provide adequate drainage for each home. Caution should be used in establishing the foundation elevation so that adequate drainage between the back yard and front yard is not impaired by driveways or slabs that are constructed too high.

Builders will also be responsible for filling and grading any ruts or other damage to other lots and/or the street ROW caused by construction activities or deliveries.

DRAINAGE

The lots and streets at Harborwalk are designed to drain to the canals. Special care should be taken when grading lots and constructing driveways, walkways and flower beds to prevent damming up the street and right-of-way drainage.

Driveways should slope away from the street where crossing right-of-ways to the property line. Care should be taken to maintain the drainage swales in the drainage easements platted along most side lot lines.

SEDIMENT CONTROL

In order to maintain clean streets and prevent run-off into canals, all projects in Harborwalk are required to practice sediment control during construction. As soon as construction commences a filter silt fence with wire backing shall be installed in such a way as to filter all storm water runoff from the tract into the canals. The fence shall be installed along all property lines abutting a bulkhead, and shall return ten feet (10') from the bulkhead along side lot lines. The silt fence shall remain in place and in good repair until construction is complete, landscaping is installed, and lawns are established.

Builders shall conform to all regulatory agencies' rules, regulating standards, and criteria governing sediment control to include, but not be limited to, EPA-NPDES, City of Hitchcock, and Galveston County pollution control plans. Builders shall be responsible for filing and securing all necessary permits.

Installation of an irrigation system is mandatory at all lots.

Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, walks, etc, and to effect 100% overlap insuring effective and even coverage.

Standards:

- a. Head to Head coverage of system providing 100% coverage.
- b. Swing joints on all heads should be used to avoid mechanical damage.
- c. Use hi-pop risers in beds next to walks and driveways keeping rigid risers away from street and driveway curbs to prevent damage from traffic.
- d. All pressure mains should be Schedule 40 PVC.
- e. Backflow preventor should be placed out of sight in shrub mass when possible.
- f. Utilize separate valved sections for shrub and lawn areas which have different water requirements.
- g. Automatic controllers to be placed in garage or hidden from public view.
- h. Trenching should be avoided within drip line of existing trees.
- i. Do not design circuits for more than 75% of maximum pressure.
- j. Choose best head type for particular application.
- k. Irrigation by bubblers, drip and leaky pipe is appropriate for some situations.
- l. Rain sensors to prevent watering during rainstorms and to promote water conservation.

6.1 General Plan Submittal Information

The official submittal of plans and specifications to the Development Review Committee is to provide a review process for conformance to guidelines and standards adopted by the DRC. A clear, direct statement as to acceptability of construction plans is to be made within the review time period. The end result is to ensure compliance with the Builder Guidelines and the Protective Covenants.

All new construction, subsequent construction, remodeling with an exterior component, expansion, and demolition of structures must be reviewed and approved by the DRC prior to commencement of any on-site activity. The approval process can be facilitated if complete and high quality submittal documentation is provided to the DRC. The DRC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of builders and property owners. An additional Plan Review Fee may be charged for reviews or inspections necessary due to re-submissions.

Builders are encouraged to provide the preliminary submittal information requested before commissioning construction drawings to prevent making unnecessary (and expensive) modifications to the construction drawings and/or engineering that could have been noted at the preliminary submittal stage.

Submittals shall be sent to the attention of the Development Review Committee at the following address:

Harborwalk Property Owner's Association
Development Review Committee
~~c/o Jill Bryant,~~ c/o Alan Watkins
~~610 West Main~~ 1445 Harborwalk Blvd.
~~Suite 101~~
~~League City, TX 77573~~ Hitchcock, TX 77563

6.2 Builder Requirements

All home builders in Harborwalk must be approved by the DRC. By screening builders and allowing only builders with coastal construction experience an effort is made to achieve a high standard of building quality, enhancing and protecting the value of all the homes in the community.

Builders wishing to construct homes in the community must meet the following requirements to be approved by the DRC:

- ⇒ Builder must have built at least one home on piling or columns.
- ⇒ Builder must maintain general liability insurance with minimum coverage of \$1,000,000 for a single event and \$2,000,000 total coverage.
- ⇒ Builder must be a member of a Builder's Association (i.e. Galveston County Builders Association)
- ⇒ Builder must be a member of the Hitchcock Chamber of Commerce.

Submissions for builder approval should be made in letter form to the DRC at the address specified in Section 6.1. Submissions should include a reference for at least one home constructed on piling or columns, a copy of the builder's certificate of insurance, and documentation of the builder's membership in either GHBA or the Galveston County Builder's Association as well as the Hitchcock Chamber of Commerce.

This section is not intended to limit the ability of a homeowner to build their own home, and applies only to individuals or companies building as a business. If a homeowner builds their own home they are still required to provide the proof of insurance coverage.

If a Builder repeatedly fails to comply with the Builder Guidelines and/or the Protective Covenants they may be removed from the list of approved builders.

6.3 Plan Submittal Requirements

Each submittal shall consist of a submittal review form and two (2) sets of prints. Only complete submittals will be reviewed. A DRC design review fee is required and should be included with the submittal. The following should be included in the submittal package:

Phase I - Preliminary design review.

- 1) Completed plan submittal form;
- 2) Preliminary sketches including:
 - * Siting of improvements;
 - * Exterior elevations, including location of proposed exterior finishes;
 - * Any design components requiring DRC approval due to architectural style.

Phase II - Construction plans review.

- 1) Copy of plan submittal form from Phase I review including DRC approval;
- 2) Completed new plan submittal form;
- 3) Plans including:
 - * Floor plans @ 1/8" = 1'0" min. scale;
 - * Exterior elevations @ 1/8" = 1'0" min. scale;
 - * Foundation plan designed and sealed by a Registered Professional Engineer;
- 4) Site schematic plan including:
 - * Building setbacks, easements and R.O.W.'s;
 - * Siting of improvements, including house, driveway, boathouse, docks or piers, and location and type of fencing;
- 5) Landscape planting plan.

Processing of Submittals:

The Development Review Committee shall review and approve, in writing, each submittal or recommend revisions to those aspects of the plans that are inconsistent with the Builder Guidelines. The review and approval process shall not exceed twenty business days.

Changes that occur during construction will require DRC approval before proceeding. Changes made without DRC approval may require alterations at the Owner's expense to restore compliance with approved drawings. No drawings are considered approved unless they are approved in writing by the DRC.

6.4 Final DRC Inspection

A final inspection will be performed by the Development Review Committee or its designated representative, and DRC approval must be obtained before occupancy of any new home.

The purpose of this inspection is to ensure that the approved drawings were complied with, and that the landscaping and fencing meets the minimum requirements set forth in these Builder Guidelines.

When scheduling final inspections, the builder should contact the DRC at least three (3) business days before the desired inspection. If re-inspections are required due to non-compliance the builder may be charged a re-inspection fee.

FIFTH AMENDMENT TO THE
HARBORWALK PROPERTY OWNERS ASSOCIATION
DEVELOPMENT REVIEW COMMITTEE
BUILDER GUIDELINES & ARCHITECTURAL RESTRICTIONS

In accordance with Section 9.02 of the **Cancellation of Existing Reservations, Restrictions and Maintenance Provisions and Implementation of New Declaration of Covenants, Restrictions, Easements, Charges and Liens of Harborwalk**, the Development Review Committee is issuing the following rules to become part of the **Harborwalk Architectural Controls and Builder Guidelines** :

Harborwalk POA Construction Deposit
Additional DRC Plan Submittal Information
Revised DRC Inspection Policies and Fees

Executed effective the 19th day of May 2009.

Harborwalk Property Owners' Association, Inc.
Development Review Committee

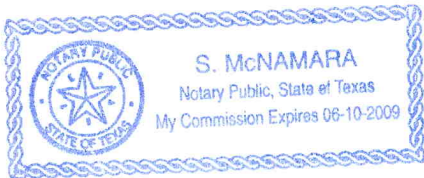
By: Jill Bryant
Jill Bryant, Member

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 19th day of May 2009 by Jill Bryant, member of the Development Review Committee of the Harborwalk Property Owners' Association.

[Signature]

Notary Public, State of Texas



My commission expires: _____

ADDITIONAL DRC PLAN SUBMITTAL INFORMATION

The Development Review Committee would like the following information on the submittal process to be taken into account with all submittals:

- Please be sure that the Architect/Designer is thoroughly familiar with the current Harborwalk Builder Guidelines (06/30/08). Any questions should be directed to the DRC member listed below.
- Plans **may** be submitted for a Phase I - Preliminary Design Review (Section 6.3 – optional). This review phase is offered as a ‘clarification service’ before the Architect/Designer gets too far along in the design development.
- Plans **must** be submitted for a Phase II – Construction Plans Review **before** construction begins. A list of what is required for this submittal is located in Section 6.3 of the Builder Guidelines (06/30/08). Please note that if a Phase I – Preliminary Design Review was done, a copy of that submittal form should be included, *along with a new submittal form* with all the final information included.

Colors may be submitted at a later date, as long as they are approved before installation. If selections are made from a manufacturer not listed in the Builder Guidelines (06/30/08), please include a cross-referenced number for approval. Refer to Section 4.2.

Landscaping plans may also be submitted at a later date, as long as they are approved before landscaping installation. Please note quantities, sizes, and types of plants. Also note that *lot width* is defined as the larger of the front & rear lot lines. Refer to Section 5.1 – 5.9 in the Builder Guidelines (06/30/08).

- Two (2) complete, identical copies of plans should be made with each submittal. Only *complete* submittals will be accepted. The DRC review fee required per submittal is described on the Final Inspection & Review Fees Information Sheet and is payable to Jill A. Bryant. If *any* changes are made to the plans after final approval is made, those changes **must** be submitted (in duplicate) for approval before they are implemented. If there are *major* changes, an additional review fee may be requested.

If there are any questions on the submittal requirements listed in the Builder Guidelines (06/30/08) or the information given above, please call Jill A. Bryant (409-750-1619) or email (jill@jillabryant.com).