

Fifteenth Supplemental Certificate and Memorandum of Recording of
Dedicatory Instruments for P.O.A of The Shores, INC.
Architectural Control Committee
Interpretations and Clarifications
Exhibit A1

1. **Improvements/Items/Alterations Not Requiring ACC Approval.** The following do not need ACC approval: landscape improvements, hog fences, drip insecticide systems, sod, tree planting except in road easements (see item 9), sprinkler systems, gutter installations, interior remodeling, exterior painting, new roofing, flag poles, Christmas decorations or children's backyard playhouses and swing sets.
2. **Fencing:**
 - a. Most metal fencing is an acceptable alternative to wrought iron and may only be installed with prior written approval.
 - b. In addition to the fencing guidelines included in The Shores governing documents, a water feature enclosure can also be black in color with transparent mesh or clear panels set in metal frames. The enclosure cannot be more than 6' in height and must be designed to not be climbable. (2021 Texas Property Code, 202.022)
 - c. A security fence compliant with 2021 Texas Property Code, 202.023 requires an ACC request.
3. **Storage Buildings/Accessory Buildings/Above-ground Structure:**
 - a. Prefabricated storage buildings may be allowed with the additional requirements that roof color and exterior paint/stain color must be the same as the primary residence. ACC approval is required.
 - b. A request for an accessory building or above-ground structure will be considered if it complies with the additional rule that primary residence construction begins within twelve (12) months of installation of accessory building. ACC approval is required.
 - c. A greenhouse is an improvement and requires ACC approval. Greenhouses must meet the same placement requirements as other accessory buildings.
4. **Boat Houses and Covered Structures Below the 320' Elevation:** TRWD requires that requests for Boat Houses and Covered Structures below the 320' elevation first be processed and approved by The Shores ACC.
5. **Garage Doors:**
 - a. Garage door openings must face side or rear-property line. This requirement is satisfied if all lines drawn perpendicular to all garage door vehicle openings intersect the Side or Rear Property Lines.

* This document shall constitute Rules and Regulations of the ACC as authorized under Article V of the CC&Rs.

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- b. CCRs 3.01 requires that all dwellings must have at least a 2-car garage and no more than a 5-car garage. The number of garages on a property will be determined by the visible garage doors. A door 10' wide or less is one (1) car. A door between 10' and 20' wide is two (2) cars.
6. **Primary Dwelling Roof Pitch:** Primary dwelling roof pitch will be, predominantly, a minimum of 6/12 pitch. This will allow house plans to incorporate a few roof sections, such as front or back porches, at less than a 6/12 pitch and still meet ACC guidelines.
7. **Residential Driveway Culverts:** Culverts are required and must be installed before an ACC approved project can begin. Culverts need ACC approval and may not extend more than fifteen (15) feet beyond the edge of the paved driveway, with a maximum total length of fifty (50) feet per lot.
8. **Boat House Roofs:** All shingled Boat House roofs must have at least a 30-year life. Equivalent metal and tile roofs are permitted. The roof of the structure shall have a maximum of 4/12 pitch.
9. **Planting and Drainage in Road Easement:** Per the recorded plat, the first twenty feet (20') of property adjoining each side of the road is an easement granted in favor of and managed by the Property Owner's Association of The Shores, Inc. by and through the Board of Directors. To preserve the integrity of the road and to prevent drainage issues, trees and shrubs shall not be planted in the road easement. Also, lot owners shall not do anything that impairs the flow of water in any drainage ditch easements.
10. **Driveways:** Products considered Grass Pavers, Turf Pavers, and/or Turf Blocks do not meet the definition of a Concrete Paver and will not be approved for the first one hundred feet (100') of driveway adjoining the road.
11. **Composite Building Sites:** To benefit from a reduced Maintenance Charge on a replatted property, the ACC requires that the owners also obtain ACC approval of a Composite Building Site.
12. **Swimming Pools and Hot Tubs/Spas:** Pools and hot tubs/spas (including self-contained hot tubs/spas) require ACC approval and must be in the side or back yard. Above-ground swimming pools will only be approved for Interior Lots and must be fenced to prevent being viewed from the streets. Weight restrictions for concrete and gunite truck deliveries are shown in the current POA Vehicle Weight and Load Restriction and Fine Policy and permit fees are depicted in the current POA Construction Permit Policy.

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13. **Sediment/Erosion Control Management**: The CC&Rs require owners to minimize sediment entering the reservoir during the building of piers, boat houses, retaining walls, or while performing dredging. Minimizing soil erosion into canals, ponds, ditches and onto adjacent properties during any construction activity is equally important. Therefore, the ACC requires that owners ensure silt fencing or other erosion control measures are used during all construction activities, when needed, to minimize sediment erosion to any of the areas listed above.
14. **Definition of Completion of Improvements for Imposition of Maintenance Obligations**: Improvements are deemed complete to trigger maintenance obligations set forth in the CC&Rs upon the occurrence of the following:
- a. As to any tract with an ACC approved above-ground structure, such as a dwelling or accessory building (workshop, shed, garage, greenhouse, or gazebo), improvements are deemed complete when the dwelling or accessory building is completed as determined by the ACC. Although boat houses require ACC approval, the completion of a boat house does not trigger the maintenance obligations.
 - b. ACC approval of a Composite Building Site (CBS) where one of the original tracts in the CBS contains an improvement deemed complete by the ACC.
15. **Signs**: Paragraph 3.12 in the CC&Rs remains in effect with the following clarifications:
- a. A Home builder may advertise by displaying one (1) professionally made sign not larger than 24" by 36" on a tract without ACC written approval with the following conditions:
 - i. The sign is allowed only after the House Plans have been approved by the ACC, but no earlier than 90 days before construction is to be started and no later than 10 days after construction is completed,
 - ii. The sign must be ground-mounted and not placed within twenty-five (25) feet from the front or side property lines, and
 - iii. No other dwelling sub-contractor signs are allowed.
 - b. A Boat House/Pier builder may advertise by displaying one (1) professionally made sign not larger than 24" by 36" on a tract without ACC written approval with the following conditions:

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- i. The sign is allowed only after the Boat House/Pier plans have been approved by the ACC, but no earlier than 30 days before construction is to be started and no later than 10 days after construction is completed,
 - ii. The sign must be ground-mounted and not within 25 feet of the front or side property lines. Additionally, for waterfront and canal lots only, a second sign may be placed such that it can be seen from the lake or canal.
 - iii. No other sub-contractor signs are allowed.
- c. The requirement for ACC written approval is waived for "Realtor" and "For Sale by Owner" signs on tracts with a completed home under the following conditions.
 - i. One (1) "For Sale" sign is allowed at the front of the tract. It must be ground-mounted but may not be placed within 20 feet of the roadway. Additionally, for waterfront and canal lots only, a second "For Sale" sign may be placed such that it can be seen from the lake or canal,
 - ii. All CC&R and I&C requirements have been met,
 - iii. Signs must be professionally made, kept properly maintained, and not larger than 24" by 36", and
 - iv. Signs advertising a property for sale without a completed home on it are not allowed and will not be approved by the ACC.
- d. Displaying of Political Signs: In accordance with Texas Election Code Section §259.002, property owners are allowed to display on their property one or more signs advertising a political candidate or measure for an election:
 - i. on or after the 90th day before the date of the election to which the sign relates; or
 - ii. before the 10th day after that election date.The sign(s) must comply with CC&Rs 3.12 regarding size and placement.
- e. Any other signs not addressed in paragraph 3.12 of the CC&Rs, or the above clarifications need ACC written approval prior to posting.

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- f. Any signs not complying with the CC&Rs and this I&C document are subject to removal.
16. **Mailboxes:** Mailboxes shall be placed 18" from the asphalt as measured to the front of the structure. ACC approval is required.
17. **Two-year deadline:** If project construction is not started within two (2) years of the ACC approval date, then the approval is rescinded. Any permit fees are forfeited. A new ACC request must be submitted.
18. **Drainage easements:** Property Owner has a responsibility to protect drainage easements.
19. **Placement of secondary dwelling or accessory building:** No secondary dwelling or accessory building can be constructed closer to the Front Property Line than the front line of the primary dwelling. Detached garages are an exception to this restriction.
20. **Status of approvals when property is sold:** When a property is sold before starting any ACC approved projects, the ACC will consider those approvals void. Any permit fees are forfeited.
21. **Engineer's foundation plan:** The ACC requires a copy of the engineer's foundation plan for all primary and secondary dwelling constructions.
22. **Solar Energy Device:** As provided for in Texas Property Code 202.010, the POA of The Shores ACC will enforce the following provisions regarding a solar energy device --
1. A solar energy device is prohibited on POA property.
 2. A solar energy device may be installed:
 - a. On the roof of the home or on the roof of another structure on the same property, or
 - b. In a fenced yard or patio owned and maintained by the property owner.
 3. If mounted on the roof of the home, a solar energy device:
 - a. Cannot extend higher than or beyond the roofline,
 - b. Must conform to the roof slope and top edge is parallel to the roofline, and
 - c. Has a frame, support bracket or visible piping or wiring that is silver, bronze, or black tone, as commonly available in the marketplace.
 4. If located in a fenced yard or patio, the solar energy device is not taller than the fence line.

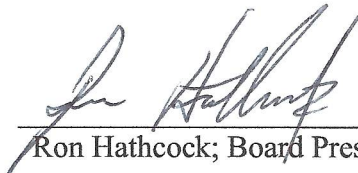
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5. The property owner is encouraged to comply with the CCRs 3.16 restriction that the solar energy device is not visible from the street.
 6. Prior approval by the Architectural Control Committee is required.
23. **Tree Clearing:** Requests for clearing healthy trees that are at least ten inches in diameter, measured at four feet from the ground, will only be considered with an approved house and/or flatwork plan.

This Architectural Control Committee Interpretations and Clarifications document is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended by the Board of Directors, and shall be filed of record with the Office of the Navarro County Clerk.

This is to certify that the foregoing resolution was adopted by a majority of the entire Board of Directors at a meeting of same held on November 18, 2023, and has not been modified, rescinded or revoked.



Ron Hathcock; Board President

11-18-2023

Dated



Frank Cassara; Board VP &
Treasurer

11-18-2023

Dated



Leonard Abbott; Board
Secretary

11-18-2023

Dated

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