

4. Driveways, Parking Pads and Sidewalks. Construction materials for driveways, parking pads and sidewalks will be of concrete, exposed aggregate concrete, asphalt, or brick. The Lot Owner will be responsible for all maintenance of any driveway, parking pads or sidewalks constructed upon its respective Lot.
5. Accessory Buildings. Every accessory building, storage shed or structure, inclusive of such structures as a detached garage or storage building ("Accessory Building"), will be constructed of the exact same materials as the Living Unit to which it is appurtenant in terms of its design and material composition. All Accessory Buildings will be subject to the prior approval of the ARC. In no instance will an Accessory Building exceed 8 feet in height. The total floor area of an Accessory Building will not exceed 10%, individually or in the aggregate, of the floor area of the Living Unit unless approved by the ARC prior to construction.
6. Maintenance & Repair. Each Owner, at their sole cost and expense, is solely responsible for maintaining, in a condition comparable to the condition of such residence at the time of its initial construction, the exterior of each lot and associated building, outbuilding, fence, swimming pool, or improvement which is subject to assessment hereunder, including, but not limited to: paint, repair, replace and care of roofs, gutters, downspouts, exterior fence or wall surfaces and structures, exterior building surfaces (including glass, windows, light bulbs, awnings, door fixtures, and hardware), trees, shrubs, grass, xeriscape, outdoor lighting, walks driveways, parking areas, and other exterior improvements of their respective lot or lots. Maintenance and repair of all such areas and items will be the sole responsibility of the individual Owner. The Association, in the Association's sole discretion and in accordance with the provisions of the Declaration, may deem that maintenance, repair or care of additional items or areas are in the best interest of the Association and the Subdivision. Should an Owner, due to inaction or negligent acts, or those of their family, guests, invitees, or tenants, fail to perform their responsibilities hereunder, the Association or its designated representative(s) has the right to enter an Owners Lot to perform owner responsibilities. Said persons will not be deemed guilty of trespass because of such entry. When such maintenance or repair is performed by the Association, related costs, including Association administrative fees, will be charged to the lot owner in accordance with the provisions of the Declaration, Restrictive Covenants, and Association Policy. Owner and Association are jointly responsible for the maintenance of any trees, shrubs and grass, landscaping, underground irrigation or water sprinkling system, or other similar improvement as set forth in the Declaration.
7. Roofing Materials and Design. To insure uniformity of appearance of those roofs of homes in this Subdivision, the roofing material of all Living Units and Accessory Buildings will be dimensional cut, laminated fiberglass/asphalt shingles. Alternate roofing materials must be approved in advance by the ARC.
8. Future Remodeling or Additions. All restrictive covenants and conditions of the Restrictive Covenants and the Declaration will apply to the remodeling of and additions to a Living Unit, Accessory Buildings and other approved improvements, and in case of total or partial destruction of any such existing structure, to the rebuilding or replacement of any such existing structure. It will be the duty of the Owner there of, with all due diligence, to rebuild, repair, or reconstruct such Living Unit, Accessory Building or other approved improvements in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty unless prevented by causes beyond the control of the Owner. The ARC will approve all plans and specifications for repair or reconstruction in accordance with the provisions of the Declaration.
9. Nuisances. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to other owners. An owner shall do no act, nor any work that will impair the structural soundness or integrity of another residence or impair any easement, nor do any act nor allow any condition to exist which will

adversely affect any Living Units, Accessory Buildings, improvements, or property of the other Owners.

10. Weapons. There shall be no hunting or discharge of firearms of any kind allowed in this Subdivision.
11. Fireworks. There will be no fireworks allowed on any Lot and/or streets of the Subdivision.
12. Noise. No exterior speakers, horns, whistles, bells, or other sound devices (except security devices such as entry door and patio intercoms used exclusively to protect the Lot and improvements situated on the Lot) will be placed or used upon any Lot.
13. Parking. All parking of motor vehicles must be in driveways or garages. Regular resident parking of commercial vehicles (vehicles with signs advertising a product or service) is permitted only in garages. No resident vehicles may be parked in the guest parking lot at any time. Guest parking shall not be used for more than 2 weeks in any 6 month period by any owner, tenant, resident, or guest.
14. Vehicle Maintenance. Vehicular repair and maintenance (other than washing) is permitted only when performed inside garages.
15. Restricted Vehicles. Restricted Vehicles includes any vehicle with tonnage in excess of 1 ton or work trailers (except for those vehicles used during construction of the improvements to the Lot), delivery vans, utility trucks, vehicles with storage racks, recreational vehicles such as a camper, camper shell, trailer, mobile home, motor home, boat, marine craft, aircraft, jet ski, or any wrecked, junked or inoperable vehicles (individually a "Restricted Vehicle" and collectively "Restricted Vehicles"). Restricted Vehicles may not be kept, parked, stored, or maintained on any front or side portion of a Lot, Common Area or on a street or alley of the Subdivision. When such vehicles are parked in the subdivision, they must be completely screened from public view in the garage. The ARC will have the absolute authority to determine whether a Restricted Vehicle or accessory of a Restricted Vehicle is being stored or maintained on any Lot, Common Area or street within the Subdivision. Upon an adverse determination by the ARC, the vehicle or accessory will be removed and the Lot will be brought into compliance with the Restrictive Covenants.

If an Owner fails to adhere to these Restrictive Covenants, Declarant and/or Association (as that term is defined below in paragraph 49) may, at its option and in its sole discretion, have the Restricted Vehicle or Accessory removed from the Lot. The offending Owner shall be obligated to reimburse Declarant and/or the Association for the cost of removal.

16. Athletic and Play Equipment. No athletic and/or play equipment may be attached to the front or side portion of any house. Basketball goals are strictly prohibited. Athletic equipment placed on or beyond the property line (refer to lot's plot plan for specific setback requirements), on the curb or any alley or public street is unacceptable and may be removed by Declarant and/or Association without written warning at the Lot Owner's expense.
17. Fences and Walls. To insure a general uniformity of appearance of those fence sections that can be viewed from a street or another Lot, any and all fences erected on areas readily apparent and visible from streets (e.g., between dwellings, i.e., separating front and rear yards) or from another Lot (e.g., separating back yards, along rear lot lines) shall be six foot (6') vertical fences composed of wrought iron. Fence construction shall not exceed 6'-0" in height. In no case shall a yard fence be forward of the front or side minimum building setback line shown on the plat; or for corner lots, forward of the side minimum building setback line nearest a street as shown on the plat. Fences must be adequately maintained, functional and in good appearance. Damaged or deteriorated fences must be promptly repaired or replaced. The expense for repair or replacement

of divider fences is to be the responsibility of the owner or owners, and may be cost shared by mutual agreement of the respective property owners, to the extent they share fencing on a common property line. A 3' fence easement is hereby created on each side of every fence constructed and located on a Lot within the Subdivision for the purpose of repair and maintenance.

18. Hazardous Cargo. No vehicle of any size which normally or occasionally transports hazardous cargo, including flammable, explosive or poisonous cargo is allowed in, on or about any part of said subdivision at any time, except in the course of normal home service or repair. Pest control vehicles are permitted within the Subdivision for treatment visits only and may not remain overnight or for extended periods of time during the day, except when parked in enclosed garages.
19. Garbage and Refuse Disposal. No Lot or the Common Area will be used or maintained as a dumping ground for rubbish. Garbage, trash or rubbish, and other waste materials must be kept only in sanitary containers as specified by city ordinance. Such sanitary containers must be placed in the street for pick up no earlier than 12 hours from the time of collection and must be returned to its place of storage within 12 hours of collection.

No trash, ashes, or other refuse may be thrown or dumped on any vacant Lot, Common Area, park, street, right-of-way, or drainage area in the Subdivision. No cans, bags, containers or receptacles for the storing or disposal of trash, garbage, refuse, rubble, or debris will be stored, kept, placed or maintained on any Lot where visible from any street or neighboring Lot.

20. Air Conditioning Equipment. No window, roof or wall type air conditioner that is visible from any public street will be used, placed or maintained on or in any Living Unit. No air conditioning apparatus will be installed on the ground in front of a Living Unit.
21. Exterior Lighting, Security Cameras. All exterior lighting, lighting fixtures or security cameras, of any type or nature, must be approved by the ARC prior to construction and installation. The ARC may restrict the size and placement of any exterior lighting fixture or security cameras.

Temporary holiday ornamental lighting does not require prior ARC approval and may be placed on homes and lots (only) during the period beginning one week prior to Thanksgiving and ending January 10. Such lighting must be completely removed throughout the remainder of the year.

22. Obstructions to Public Right of Ways. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2' and 6' above the roadway will be placed or permitted to remain on any corner Lot within the triangular area formed by the street lines and a line connecting them at points 25' feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street lines extended. The same sight line limitation will apply on any Lot within 10 feet from the intersection of a street with the edge of a driveway or alley pavement. No trees will be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight line.

23. Signs. No sign or poster of any kind greater than two square feet (2') shall be allowed on any Lot of the Subdivision: however, this provision does not prohibit the display of a political sign for a candidate or ballot item on a Lot provided such political sign is ground-mounted; is no greater than four (4) square feet in area; is not, in the sole discretion of the Declarant or Association, offensive or a nuisance to other Owners of the Subdivision; and is displayed for a period not to exceed 90 days with such display period ending on the day following the election to which the sign relates. One (1) sign of no more than four square feet (4') in area advertising the property for sale or rent, or signs used by a builder to advertise construction on the Lot will be allowed. Larger, temporary, builder signs may be authorized by the ARC.

24. Window Coverings. Any windows on any structure constructed on a lot, which window is visible from any other lot or from any street shall be maintained with window coverings manufactured

and designed for such purpose, and shall not be covered with bedsheets, plywood, cardboard or other materials not intended to be used as window coverings.


25.

PREAMBLE AND DECLARATION:

[SIGNATURE PAGE FOLLOWS]

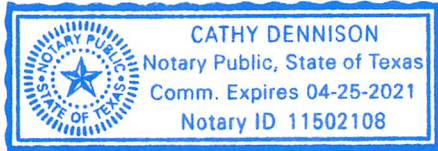
IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed this 22ND day of MAY, 2017


GEORGETOWN GROVE, LLC, a Texas limited liability company

By: 
CHRIS DOOSE, President

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Certified before me this the 22ND day of May, 2017 by CHRIS DOOSE as an authorized agent of GEORGETOWN GROVE LLC, a Texas limited liability corporation, on behalf of said corporation and acting as Declarant.




Notary Public, State of Texas

After Recording, Please Return To:

② Colby Property Management
10800 Pecan Park Blvd, Suite 340
Austin, TX 78750

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2017046140

REST Fee: \$41.00
05/23/2017 12:10 PM Tkirk




Nancy E. Rister, County Clerk
Williamson County, Texas