

TROPHY RIDGE HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES FOR

FLAGS, RAIN BARRELS & RAINWATER HARVESTING SYSTEMS, AND SOLAR ENERGY DEVICES

SCANNED

I. Flags

A. General

All displayed flags must measure 3' x 5' or less.

Flags must be displayed and flown from a flagpole. Flags cannot be draped across any portion of the front of a dwelling (e.g., garage doors or front porch railings).

All displayed flags and the flagpoles on which they are flown must be maintained in good condition. All displayed flags must be made out of fabric (i.e., not plastic), suitable for outdoors and not be faded or torn.

Any deteriorated flag must be repaired, replaced or removed. Any deteriorated or structurally unsafe flagpole must be repaired, replaced or removed.

Trophy Ridge Homeowners Association, Inc. (the "Association"), the Architectural Control Committee (the "ACC") and their agents/representatives have authority (but no obligation) to enter upon a Lot to remedy a violation of this section, so long as: (a) the owner was previously provided written notice of the violation; and (b) the violation continues for at least 10 days (whether or not consecutive). The Association, the ACC and their agents/representatives shall not be subject to any liability for trespass, other tort or damages in connection with or arising from exercise of this remedy.

B. Decorative Flags

Decorative flags (including pennants and banners) are permitted for holidays and other special occasions (e.g., sports events). Flags for holidays may be displayed beginning 4 weeks prior to the holiday and must be removed within 1 week after the holiday. Flags that support specific sporting events or sport teams may be displayed beginning 2 weeks prior to the event and must be removed within 1 week after the event.

C. Flags of the United States of America, Texas, and Armed Forces

Any owner may display the flag of the United States of America, the flag of the State of Texas, and an official or replica flag of any branch of the United States armed forces. Any displayed flag of the United States of America must be displayed in accordance with 4 U.S.C. §§ 5-10. Any displayed flag of the State of Texas must be displayed in accordance with Chapter 3100 of the TEXAS GOVERNMENT CODE.

D. Flagpoles

All displayed flags must be flown on flagpoles that are attached to a dwelling, a freestanding flagpole or a specialty design garden flag holder. No flag shall be mounted to a pergola, play set, basketball hoop, tree, landscaping, or other exterior equipment.

No flagpole shall be placed, added or altered on any lot without the prior written approval of the ACC. All submittals to the ACC for approval of a flagpole shall include: (1) a plat or survey showing the proposed location of the flagpole in proximity to dwelling, existing landscaping of the lot, and adjoining or adjacent sidewalks and streets; (2) details of the flagpole's design, including the materials of construction; (3) the proposed design and location of lighting; and (4) the proposed number and type of flags to be displayed.

Unless otherwise approved by the ACC, no lot shall be allowed more than one (1) flagpole. All flagpoles shall be 12' to 20' in height. All flagpoles that are attached to a dwelling and all freestanding flagpoles must be permanently installed. All flagpoles that are attached to a dwelling must be installed directly on the front or back fascia of the dwelling. All freestanding flagpoles must be constructed of non-painted aluminum. Toppers of freestanding flagpoles must be constructed of brass and be the shape of a ball. All flagpoles that are attached to a dwelling must be constructed of wood, plastic or metal.

The location and construction of a flagpole shall comply with applicable zoning ordinances, easements and setbacks of record. For example, flagpoles must be placed within the building setbacks as shown on the plat of survey. Flagpoles shall be located no closer than 15' from public sidewalks and no closer than 20' from curbs.

Artificial lighting, which illuminates a displayed flag, must not shine toward any neighboring homes or be too bright to cause a disturbance. Light bulbs must be recessed in holders so lighting only illuminates the flag and flagpole.

Efforts must be made to minimize noise caused by an external halyard of a flagpole. Flagpoles must be installed and maintained so as to not be a noise nuisance to surrounding neighbors. Flagpoles shall be installed in a professional manner in accordance with any manufacturer guidelines.

II. Rain Barrels & Rainwater Harvesting Systems

Any owner may install a rain barrel or rainwater harvesting system in or on his/her lot. However, the following requirements apply to the installation of rain barrels, rainwater harvesting systems and other appurtenances (collectively, "Barrells & Systems"):

- Barrells & Systems are not allowed on property that is: (a) owned by the Association; (b) owned in common by members of the Association; or (c) between the front of an owner's home and an adjoining or adjacent street.
- If located on the side of a home or on another location that is visible from a street, another lot or the common area, then Barrells & Systems must be shielded so as not to be visible from a street, another lot or the common area.
- Barrells & Systems shall of a color that is natural, matches the siding of the owner's home, or is otherwise consistent with the color scheme of the owner's home.

- Barrells & Systems shall not display any language or other content that is not typically displayed by such a Barrell or System as it is manufactured.
- Barrells & Systems shall be maintained in good condition.
- Efforts must be made to minimize any noise caused by Barrells & Systems.
- It is recommended that rain water diverters be used so as to minimize alteration of existing downspouts. Alteration of the downspouts shall be esthetically pleasing.
- In order to prevent mosquito breeding, Barrells & Systems must have mosquito screening and be chemically treatment as required by the manufacturer.

If the foregoing requirements prohibit the economic installation of a Barrell or System on an owner's property or there is not a reasonably sufficient area on the owner's property to install a Barrell or System, then the owner should submit a request to the ACC for written approval of the Barrell or System.

III. Solar Energy Devices

The ACC recognizes the economic and environmental benefits of the owners using alternative sources of energy, such as wind power, solar power and other energy saving devices such as shade structures. At the same time, as provided in the Declaration of Protective Covenants (the "Declaration"), the ACC must also protect the aesthetics and quality of life of all owners from conditions that can be created by any structures on lots. These guidelines are intended to help owners design, build and operate energy generating and saving systems consistent with the intent of the Declaration of Protective Covenants.

"Solar Energy Device" means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

Installation of any Solar Energy Device on any lot must be approved in writing by the ACC prior to commencement of any construction or installation. In addition to the ordinary permit application requirements of the ACC, applications for a Solar Energy Device shall include at a minimum:

1. A plot plan for the property showing: (a) the location of the existing dwelling; (b) the location of property lines and easements; (c) the location of the proposed Solar Energy Device; and (d) measurements between all of the foregoing.
2. Engineering plans, drawings and specifications of proposed additions as reasonably necessary to evaluate the addition or improvement, showing at a minimum all finished dimensions and elevations (front, back and sides) with materials and colors indicated or supplied.
3. Any available information or data describing the cost of the Solar Energy Device, the calculated energy saved or the energy and costs to be saved, and any impact on the total energy efficiency obtained by the addition or installation.
4. Any information from the manufacturer or contractor providing or installing the energy efficiency facility which describes its benefits, features and functions.
5. Photos of the proposed Solar Energy Device, if any.
6. A statement by the owner that the Solar Energy Device is not expected to cause a nuisance to other Trophy Ridge owners or neighboring residents due to glare, noise or other problems once installed and in operation.

7. A statement that all local and state building codes and permit requirements have been met and will be adhered to in the installation and operation of the Solar Energy Device.

The construction and installation of a Solar Energy Device is subject to the Declaration, applicable provisions of the Architectural Standards, and all requirements of Bexar County, the State of Texas and any other approval authority.

Any exterior additions or modifications to any dwelling or other improvement or structure should be constructed of like materials and colors of the dwelling to the greatest extent possible.

Solar Energy Devices must be located on the roof of the owner's home or roof of any another structure allowed by the Association's dedicatory instruments or in a fenced yard or patio owned and maintained by the owner.

Solar Energy Devices should not cause a nuisance to other Trophy Ridge residents, other neighbors, aviation or wildlife.

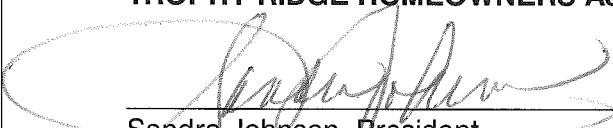
The ACC may withhold approval for installation of a Solar Energy Device that meets any one of the following conditions:


- A court has adjudicated that the Solar Energy Device threatens the public health or safety;
- A court has adjudicated that the Solar Energy Device violates a law;
- Is located on property owned or maintained by the Association;
- Is located on property owned in common by members of the Association;
- Is located in an area on the owner's property other than: (1) the roof of the home or roof of any other structure allowed by the Association's dedicatory instruments or in a fenced yard or patio owned and maintained by the owner; or (2) in a fenced yard or patio owned and maintained by the owner.
- If mounted on the roof of the home, the Solar Energy Device: (1) extends higher than or beyond the roofline; (2) is located in an area other than an area designated by the Association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the device if located in an area designated by the Association; (3) does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; or (4) has a frame, a support bracket, or visible piping or writing that is not in a silver, bronze or black tone commonly available in the marketplace;
- If located in a fence yard or patio, the Solar Energy Device is taller than the fence line;
- As installed, the Solar Energy Device voids material warranties; or
- Was installed without the ACC's prior approval.

The ACC may not withhold approval for installation of a Solar Energy Device if the foregoing conditions are met or exceeded, unless the ACC determines in writing that placement of the Solar Energy Device as proposed by the owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. However, the written approval of the proposed placement of the Solar Energy Device by all owners of adjoining property constitutes prima facie evidence that such condition does not exist.

Adopted and Executed on this 28th day of September, 2011.

TROPHY RIDGE HOMEOWNERS ASSOCIATION, INC., a Texas Non-profit Corporation

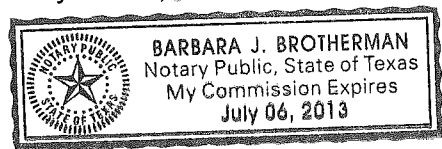

Sandra Johnson, President


Adrienne Martinez, Secretary

STATE OF TEXAS §
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COUNTY OF BEXAR §

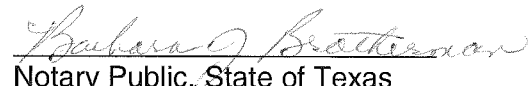
I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Sandra Johnson, President, Trophy Ridge Homeowners Association, Inc., on the date of execution set forth above.

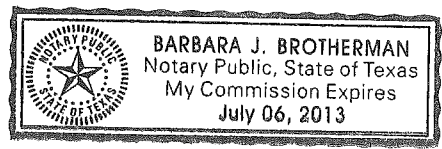

Notary Public, State of Texas



STATE OF TEXAS §
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COUNTY OF BEXAR §

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Adrienne Martinez, Secretary, Trophy Ridge Homeowners Association, Inc., on the date of execution set forth above.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Trophy Ridge Homeowners Association, Inc.
1600 N.E. Loop 410, Suite 202
San Antonio, TX 78209

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 09 2012

Doc# 20120003884 Fees: \$32.00
01/09/2012 3:08PM # Pages 5
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK




COUNTY CLERK BEXAR COUNTY, TEXAS