

## TWIN LANES OWNERS ASSOCIATION

### CONSTRUCTION GUIDELINES

SCOPE *All new construction* and modifications to existing home sites and/or improvements within Twin Lakes Estates is subject to approval by the New Construction Committee. This shall include, but not be limited to, the following: new homes, driveways, fencing, landscaping, swimming pools, swimming pool equipment, wells, mail boxes, propane gas tanks, spas/hot tubs, out buildings, decks and any and all other forms of improvements within the Development.

SUBMISSIONS Prior to commencement of any construction, plans for such construction shall be submitted in detail to the committee for review and approval. Building plans shall be to scale and include floor plan, all elevations, and a plat showing location of the proposed improvements on the lot. Driveway location, fence details and location of any other exterior items such as tanks and pool equipment shall also be shown.

### STANDARDS

- 1) Garage Doors - All garage doors shall face either side or rear property lines, and homes shall have a minimum of a 3-car garage.
- 2) Roofing - Timberline or equal composition roofing of 30-year life; pitch 9/12. No tile, metal or flat roofs will be allowed. In addition, wood shingle roofing is no longer allowed by the Town of Double Oak and will therefore not be approved as replacement or improvement material.
- 3) Masonry - All homes shall be a minimum of 85% brick on the exterior of the first floor. Glass and exterior doors shall be counted as masonry. Exterior chimneys will be masonry in appearance.
- 4) Paving - All driveways and front walks shall be concrete, pavestone or equal; gravel or asphalt drives are prohibited.
- 5) Exterior Mechanicals - No air conditioning compressors or electric meters, or propane tanks, or swimming pool equipment shall be located in the front of any dwelling. No pressure tanks for wells or private exterior mechanicals (except those that exist as of the date of these guidelines) shall be located in the front of any dwelling. All must be appropriately screened.
- 6) Retaining Walls - All retaining walls shall be indicated on the plot plan. Walls may be of stone or brick. All concrete retaining walls that are visible from streets within the development shall be covered completely with brick or stone.
- 7) Landscaping - All landscaping to be located in the front of dwellings must be organized in a landscape plan that is drawn to scale and submitted for approval.
- 8) Drainage - Final drainage plan shall be indicated on plot plan. Drainage should not flow onto adjacent properties in an adverse manner. Easements - All public utility and drainage easements shall be indicated to scale on the plot plan.

- 9) Out Buildings - All out buildings between 201 and 1000 square feet shall be of similar construction to main dwelling. No garage doors on out buildings shall face main streets. Temporary buildings (sheds) with a maximum of 200 square feet and an 8' plate height shall be limited to one per site and should be matched to the main dwelling as closely as possible. Location, materials and paint color must be submitted to NCC for approval prior to shed installation.
- 10) Mailboxes - All mailboxes shall be constructed of the same brick as main dwelling, have an address plate made of brass or cast stone and be in place at time of occupancy. The committee recommends two address number plates, one on each side, for emergency identification.
- 11) Fencing - All fencing shall be of an open residential type, wrought iron is preferred. Chain link, steel pipe, PVC, plastic, cable or wire farm fencing is prohibited.
  - A. Height not to exceed 6' tall.
  - B. Fencing shall not extend into ponds.
  - C. Solid wood fencing is permitted only on rear property lines at the exterior perimeter of the subdivision.
  - D. Open wood boundary fencing is permitted only on exterior perimeter subdivision lots.
  - E. Wood fencing maybe used to screen mechanical or other private equipment; however, NCC approval is required.
- 12) Septic Systems - Septic systems to be designed and engineered according to Texas State Board of Health Standards and those of the Town of Double Oak.
- 13) Propane Tanks - All propane tanks located on interior lots are required to be buried and, therefore, hidden from view; further, all other lots to have screening of tanks from view as acceptable by NCC.
- 14) Signage - The New Construction Committee grants signage approval for the following:
  - A. A sign of not more than four (4) square feet advertising construction, remodeling improvements. These signs may be in place until occupancy for new construction and a maximum of four weeks for remodeling or improvements.
  - B. A sign of not more than four (4) square feet recognizing youth for involvement extracurricular activity. These signs maybe located discretely while an active participant.
  - C. A sign of not more than four (4) square feet supporting a political candidate. Signs are limited to one per candidate. These signs must be removed within three days of the conclusion of the election.
- 15) Satellite Dishes - The New Construction Committee grants approval for one small satellite dish attached to the exterior of the house.