

Mary Louise Nicholson

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AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**SECOND SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS
FOR
MARINE CREEK RANCH HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, as attorney for Marine Creek Ranch Homeowners Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

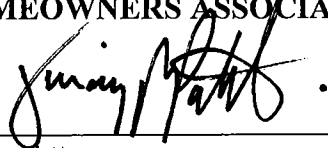
- ***Architectural Design Guidelines – Marine Creek Ranch (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

IN WITNESS WHEREOF, Marine Creek Ranch Homeowners Association, Inc., has caused this Second Supplemental Certificate and Memorandum of Recording of Dedicatory

Instruments to be filed with the office of the County Clerk of Tarrant County, Texas, and serves to supplement that First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Marine Creek Ranch Homeowners Association, Inc. filed on April 1, 2019, as Instrument No. D219065486; and that Certificate and Memorandum of Recording of Dedicatory Instruments for Marine Creek Ranch Homeowners Association, Inc. filed on February 14, 2018, as Instrument No. D218032118 in the Official Public Records of Tarrant County, Texas.

**MARINE CREEK RANCH
HOMEOWNERS ASSOCIATION, INC.**

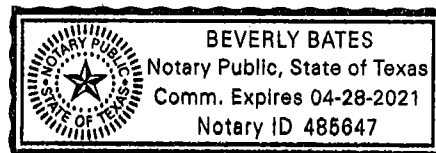
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

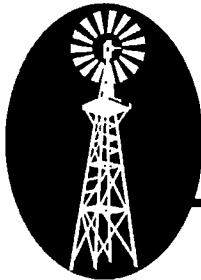
BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Marine Creek Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 22nd day of January, 2020.


Notary Public, State of Texas



Architectural Design Guidelines



Marine Creek Ranch

Authored By:

Architectural Control Committee

Date:

June 12th, 2006

Revised Date:

October 14th, 2019

Ryan Smith

Ryan Smith Board President

01/22/2020



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Introduction

Dear Fellow Homeowners:

This guide has been prepared by the Architectural Control Committee of the Marine Creek Ranch Homeowners Association as a brief summary of selected information contained in the Declaration of Covenants and Restrictions for Marine Creek Ranch. A full copy of the Declaration of Covenants and Restrictions are given to the homeowner at closing. That document is full of information, and we hope all homeowners have taken the opportunity to read it. We understand those covenants are written in language that is not always easy to understand. This does not excuse non-compliance, but to make it easier to understand and apply, this guide expresses the most important points of the covenants, by-laws, and other rules and regulations in plain language. We also provide other information that seeks to clarify some of the questions and issues we've run across in approvals that we hope is of value to the community.

We have noted where each rule, regulation and covenant can be found in the Declaration of Covenants and Restrictions for Marine Creek Ranch in parenthesis by each section for reference. In the Declaration of Covenants, Article 9.02 Design Guidelines states "The ACC is authorized and empowered to consider all aspects of dwelling construction, construction of other improvements and the location, quality and quantity of landscaping on the Lots, and may disapprove aspects thereof which may, in the reasonable opinion of the ACC, adversely affect the living enjoyment of one or more Owners or the general value of the Properties." Per Article 9.02, this serves as a publication of design guidelines and may amend and/or replace existing declarations.

We are very fortunate to have these covenants and rules in our community. A majority of our community is following these guidelines already. This document serves to educate and encourage those who are in violation to come into compliance. This is a benefit for us all, as we only seek to protect the value, desirability, and attractiveness of the properties within our community, for the benefit of all residents.

Sincerely,

Architectural Control Committee

Marine Creek Ranch Homeowner's Association

Homeowner Membership

By purchasing a home within Marine Creek Ranch, every homeowner automatically becomes a member of the Marine Creek Ranch Homeowners Association and will remain for as long as you own your home. Membership of the Marine Creek Ranch Homeowners Association is mandatory, and every owner will abide by the requirements set forth in the legal documents entitled, "Declaration of Covenants and Restrictions", "Bylaws of Marine Creek Ranch Homeowners Association", and the amendments outlined in this Guide.

Marine Creek Ranch Homeowners Association exists primarily to maintain common areas of the community and to enforce the covenants, restrictions, and other rules and regulations.

The Architectural Control Committee¹

The Board of Directors appoints the Architectural Control Committee ("ACC"). The committee is a board of no more than seven members who must be association members. Members of the ACC are expected to be active participants who review and vote on requests within 72 hours of the vote being posted to the committee. Members who do not remain active will be removed from the committee by the Committee Chair and replaced by the Board of Directors.

ACC Approval Process

1. Homeowner determines if the change or addition they wish to make requires ACC approval.

Examples of items that would require ACC approval:

Buildings, Landscaping Beds, Trees, Fences, Walls, Garages, Playhouses, Storage Sheds, Swimming Pools, Light Poles, Flag Poles, Basketball Backboards and Poles, exterior home appearance changes, and all permanent or temporary structures on your property.

Examples of items that would not require ACC approval:

Maintenance that does not change the property but simply replaces an existing feature such as repainting the same color, repairing a fence to match current design, replacing a roof with the same shingles, or replacing garden plants with new or the same style of plants.

2. Homeowner gathers required information/photos/plans and fills out an ACC request form.

To determine the information required, the homeowner may review this document's guidelines and the ACC request form itself. You may request a copy of this form from the HOA management company or you may find it online at:

<http://marinecreekranchhoa.com/DOCS/Marine%20Creek%20Ranch%20ACC%20Request.pdf>

The amount of detail required will depend on the type and scope of the project that is being requested permission to start. For example, if a homeowner is going to change the paint color of their house, a letter including paint samples will likely suffice. If the homeowner wants to add on to their house, build a new fence, build a playhouse or storage shed, or other major project, they will likely need to submit plans showing the location on the property, the dimensions and height, the materials to be

¹ Section 9.01

used, and as much other detail as possible. Additional permissions from connected neighbors may also be required via signature for any construction or changes which occur at least in part above the fence line.

Some construction may require Fort Worth City permits. Please review the local information regarding city permits by calling (817) 392-8115 or visiting them online at:

www.fortworthtexas.gov/planninganddevelopment

Homeowners are not required to have all of the permits before the ACC approves the request, but the homeowner should be prepared to know which permits will be required and provide evidence that the permits were granted after approval. If no permits are required, please state this in the application.

3. Homeowner submits request with relevant attachments to the HOA management company

This package of information must be emailed, delivered in person, or delivered via certified mail to the management company to ensure a verifiable date of receipt.

Mailed submissions should be sent to:

The Marine Creek Ranch Architectural Control Committee

5403 Paloma Blanca Dr

Fort Worth, TX 76179

Emailed submissions should be sent to:



4. HOA management company reviews for completeness and submits to the ACC for review

The following Tuesday or Thursday after request submission, the HOA management company will submit the request to the ACC for review. When the ACC receives the plans, it will study them to ensure they follow the Declaration and are in harmony with the external design and location of surrounding structures and fit the lay of the land. The ACC will assess the quality of materials, and the evidence that the city codes are being met. The ACC may deny the request for any reason, including purely aesthetic reasons. ACC decisions are binding but may be appealed at the homeowner's request as detailed below. ACC members have 72 hours to discuss the request and vote to approve or deny the request. Upon clarification if questions or misunderstandings take place, the voting period may restart. A majority vote from the ACC determines approval or denial.

5. HOA management company notifies homeowner of ACC decision

The homeowner should be notified within 7 days of submitting a request with the ACC approval or denial decision. If it has been more than 7 days, please reach back out to the committee for an update as occasionally paperwork is misplaced or lost (especially when physically mailed or dropped off at the office). No response does not constitute an approval. Please note that construction may not begin before ACC approval is obtained and fines may be assessed for any unauthorized building as outlined in the section on rule enforcement. If a request is denied, the ACC will provide feedback indicating why the

request could not be approved. The homeowner may choose to resubmit plans to correct the issues that caused the initial request to be denied. If any request is not approved and the homeowner disagrees with the ACC assessment, the homeowner may make a request for an appeal to the HOA Board by contacting the HOA management company.

6. The Homeowner may begin the approved request

Please remember this includes obtaining the proper city permits and providing evidence of the permits to the HOA management company. Homeowners may not start construction until the ACC approval is obtained, and the required permits are granted. Any violation of this may result in rule enforcement.

Rule Enforcement²

The HOA Board and the ACC has the authority and obligation to notify the HOA management company of any violations of the Declaration rules. Violations may incur fines up to an including liens on the home for an amount that would cover costs to remove the violation. If you notice a potential violation, please contact the HOA management company.

Guidelines

The following is a summary of rules, regulations, and ordinances found in the Declaration of Covenants and Restrictions for Marine Creek Ranch HOA. For each regulation stated, footnotes will reference where the matter can be found addressed in the Declaration. In the case of county ordinances and state laws, only those considered to be of concern to homeowners in the normal course of day-to-day activities have been included. Please always reference updated local laws and ordinances before submitting an ACC approval request.

Note that any construction or change which occurs at least in part above the fence line (including structures that extend above the fence line) may require signature approval from all connected neighbors. Major changes in public view may also require signature approval from all connected neighbors.

Term definitions

“Public View” is defined as visible from the street at any point on the street in front of the house unless otherwise defined.

“Connected Neighbors” is defined as anyone whose property is adjacent to your property including neighbors to the left, right, behind, and behind diagonals.

² Section 10.2

Antennas³

Homeowners must abide by FCC requirements for any mounted antennas. For satellite dishes, the homeowner must request that the installer place the dish at the least visible position from public view as possible for signal. All ham radio antennas and two-way radio antennas must have ACC approval.

Basketball Goals

Permanent basketball goals are not permitted.

Portable basketball goals may be used, but they must be stored when not in use. Portable basketball goals must stay in the drive way and eighteen feet from the curb. No portable basketball goals may be left on the sidewalks, front or side yards (on the grass) or in the streets as storage.

Clothes Drying Lines⁴

Outside clothes drying lines or hanging areas are not allowed.

Curbs, Sidewalks, and Driveways

All areas should be inspected monthly for cracks, broken areas and levelness. Any defects should be reported to the City of Ft. Worth. All curbs, streets and sidewalks should be swept when grass is mowed. All curbs and sidewalks should be free of growing grass. Your lawn must be edged to keep the sidewalks and curbs clean and clear. Any changes to these features require ACC approval.

Decks and Patios

Decks and patios (defined as strictly a new surface to replace or cover the existing ground) must be approved by the ACC prior to construction. Back yard decks and patios must note any elevation changes - an elevation difference of more than 24" above the ground is not permitted in locations where the view from the platform infringes on the privacy of neighboring properties. Exceptions for engineering requirements of surfaces surrounding pools or similar decking may be submitted for approval by the ACC.

Dog Runs

Dog runs are not permitted in public view.

Doors

Full view storm doors or screen doors must be aesthetically pleasing and submitted to the ACC for approval. The door shall have a 4: wide frame maximum which is finished to match the window mullions or the house trim. There shall be no cross members, decorative grills, or opaque panels. Storm doors must have a transparent glass or other transparent rigid material. Any screening mesh must have an even, transparent look. All materials shall be cleanly cut and securely fastened and finished in a workmanlike manner. These door guidelines apply to any exterior swinging door. All door designs including door repaints to a new color must be submitted as an ACC request.

³ Section 8.11

⁴ Section 8.13

Fences⁵

Any new or changed wall, fence, hedge, or similar structure cannot be constructed or erected unless approved in writing by the ACC. All fence plans submitted for ACC approval must adhere to the following guidelines:

- Minimum height of 6 feet
- Maximum height of 8 feet. Exceptions may be granted
- Pickets must be 3/4" thick and measuring between 3 1/2 to 6 inches wide
- Pickets must be installed vertically
- Fence styles allowed include side-by-side, shadow box, and board-on-board
- All fences, adjacent to common areas or ROWs, must have the finished side facing outward in public view
- All posts must consist of steel or wood and be considered a true fence post
- Acceptable materials include: cedar, pine, spruce or, wrought iron
- Chain link, wire or other open fencing is not allowed by the ACC
- Fences are not required to be stained, however it is encouraged to prolong the life of your fence. If you choose to stain your fence you must use a natural cedar tone or clear stain color. Paint or latex stains are not acceptable
- Changes to fence-line locations along the side of the house requires the relevant connected neighbor approval.

Flags

See the Guidelines for Display of Flags (Instrument #D211307759).

Flower/Tree Beds

The landscape plan for all lots in the community include the addition of at least one 2" minimum caliper tree in the front yard. Corner lots require an additional 2" caliper tree in their side yard. For those homes located in the Homestead Section as found in the definitions in your Covenants, Conditions and Restrictions, an additional 2" caliper tree is required in the front yard for a minimum of two 2" caliper trees. For corner lots in the Homestead Section, an additional 2" caliper tree is required in the side yard for a minimum of two side yard trees. Tree types are limited those already present in the community – changing tree type from what was originally installed by the builder requires ACC approval, as does the removal of any tree greater than 3" caliper.

There will be no planting of trees, shrubs or flowers in the front of the house between the sidewalk and the curb aside from an area directly around the mailbox post. Any landscaping done around the mailbox post should not exceed 12" in height and should not go over the edge of the road or sidewalk. Attention must be paid to all beds to ensure that weeds and grass are not visible to the public view. No artificial/plastic flowers and shrubs are allowed in public view. Exceptions are made for seasonal, temporary plants.

All homes must have plant beds across the full length of the front of the home, extending from the home a minimum of 2' in depth. Shrubbery must be a minimum of 3 gallon in size. All flower/plant beds should be outlined with some form of approved edging material or maintained in such a way that

⁵ Section 8.10 - Modified

there is a definition between the yard and the bed. If you wish to edge your flowerbeds or tree beds with anything other than the approved edging, you must first obtain approval from the ACC.

The following edging solutions are approved:

- Metal edging
- Pavestone
- Rock – white limestone, Austin stone or similar landscape stones, harmonious with the color of the home
- Brick - The brick must match the dwelling

Mulching materials are used for three general purposes: retaining moisture, controlling weeds, and improving aesthetic value (appearance). It is recommended that mulch be applied at least once per year to all shrub and tree beds, as recommended by traditional landscape practices. These practices suggest that mulch should be added to a minimum of 1-1/2" to 3" in thickness, to achieve solid coverage. All shrub beds should be collared with mulch, including the front, rear, and sides.

All major yard projects/improvements covered by this section must be completed in 60 days.

Home/Garage Additions or Detached Buildings⁶

Additions to the existing home or garage and detached accessory buildings are not permitted without prior consent of the ACC. This includes awnings, patio covers, garage conversions, garage expansions, a utility or storage building, greenhouse, shop, shed, studio, screened enclosure, cabana, gazebo or any other similar buildings and additions.

Carports are not allowed and will not be approved by the ACC.

The additions covered here are separated into three categories:

- Attached Home Additions
 - Examples: Third car garage, Covered porch additions
- Detached Storage Closed Structures/Building
 - Examples: Sheds, Pool equipment buildings, Greenhouses
- Detached Functional/Decorative Open Structures
 - Examples: Outdoor kitchens, Gazebos, Pergolas, Arbors, Trellises

All plans submitted must abide by the following minimum restrictions:

- Paint, materials, brick and shingles (or the appearance thereof) must match the existing home
- Full dimensions and dimensioned location of the proposed addition with overhead maps to provide context of visibility by neighbors or the street must be submitted
- Example photos or part/product numbers as applicable must be submitted

⁶ Sections 8.9 and 8.16

Detached Storage Closed Structures

Structures with a primary purpose of storage such as sheds or equipment buildings must abide by the following additional restrictions:

- Must be limited in size to 120 Sq feet on lots less than 10000 Sq feet, and limited in size to 160 Sq feet on lots 10000 Sq feet or more
- Must have a 9' height limit not to exceed 10' from the base of the foundation (pavers) to the peak of the structure – it is preferred to dig into a sloped surface than to build up the surface
- Must be placed to be least visible from public view
- Must conform to city codes

Detached Functional/Decorative Open Structures

Other structures which are not attached to the existing home and have a purpose more than storage may have restrictions based on the specific type of addition. Common requests are covered here, other types of structures are considered in light of the intentions of the CC&R's. Structures which may obscure views, increase shade for neighbors' lawns, or otherwise impact the neighboring properties may require neighbor approval.

Arbor/ Trellis/Pergola

The Arbor/Trellis/Pergola shall be cedar, redwood or other material approved by the ACC. If painted or stained, the arbor/trellis shall coordinate and compliment the colors of the house. Overall height of the arbor/trellis/pergola shall not exceed 12'0". Arbor/Trellis/Pergola may be attached to the house or detached (free standing). Free standing Arbor/Trellis/Pergola should not exceed 144 square feet in size. (Larger sizes may be approved on a case- by-case basis depending upon the yard area and proposed location). Arbor/Trellis/Pergola shall be placed in side or rear yard locations only.

Gazebos

Gazebos shall be attractive in appearance, without an excess of detail ornamentation. Gazebos shall be of redwood or cedar or other material specifically approved by the Architectural Control Committee. If painted or stained, the gazebo shall coordinate with and complement the colors of the house. Overall height of the gazebo shall not exceed 12'-0" in height. The gazebo shall not exceed 144 square feet in size. Roofing shall match or complement that of the house. Gazebos shall be placed in side or rear yard locations and must comply with the building setback lines. Gazebos must be 10' back from adjacent water bodies. Gazebos must have a minimum 10' clearance from any house, playhouse, or any other attached or detached structure.

Play Structures and Equipment

Portable toys (bicycles, wading pools, yard game equipment, sand boxes, etc.) must be stored so they cannot be seen in public view. Permanent structures must be contained within the back yard and should be placed to be least visible from the front of the property and still conform to city codes.

Permanent structures (swing set, jungle gyms, etc.) must follow the guidelines below:

- Structure must be made of wood, metal, or plastic. Cedar or redwood timbers must be assembled in a workmanlike manner. No chemical and or pressure treated wood is permitted
- Structures must not exceed the height of 10' - exceptions may be granted for name brand equipment that exceeds 10'
- All improvements must be well maintained
- Play equipment such as swing sets, slides, trampolines, tetherball poles and volleyball courts must be screened from public view
- Platforms elevated more than 24" above the ground are not permitted in locations where the view from the platform infringes on the privacy of neighboring properties

Home Exterior Maintenance

Paint

You must repaint your home as often as necessary to ensure painted surfaces are well maintained. The color selections for any color changes or previously unpainted surfaces/structures must be approved by the ACC. The completion of the color changes or painting of the previously unpainted surfaces/structures must be within 60 days of the ACC approval. Painting of bricks on the home is not allowed. ACC approval is not necessary to repaint the house using the same color.

Siding and Roofing

Replacement of siding or roofing with material other than that already existing on the home must be submitted for ACC approval prior to installation. Any metal roofing must maintain the appearance and form of the previous roof. Any metal accent roofing changes or additions (sheds, patios, pergolas, etc.) need to be approved by the ACC and must match the theme of the neighborhood. It is recommended that any color-only changes to the roof include before and requested-after photos to aid approval. Unpainted siding (brick, stone, etc.) needs to be clean from excessive dirt or mold or other stains.

Gutters

Addition of gutters in a different color or style than that of the original installation must be submitted for ACC approval prior to installation. All gutter installations must follow the installation specifications.

Window Air-Conditioning Units

Window air-conditioning units are not permitted unless used in temporary emergency situations or in sheds not visible from public view.

Window Treatments

No aluminum foil, signs or similar treatment should be placed on windows or glass doors.

Pleated paper shades or other temporary window treatments should be used in public view for no more than 60 days.

Window screens must be dark brown, black, or charcoal gray in color to match the home's exterior and require ACC approval. Any public-view windows with Solar Screens need to have cross members or simulated window panes. Tinted glass must be approved by the ACC.

No security bars are allowed on windows.

Landscape Lighting

All wires for permanent landscaping lights must be buried and not in public view. Burnt out bulbs should be replaced.

Landscaping – General⁷

No construction or alteration of any dwelling unit shall take place without the prior written approval by the ACC of plans and specifications for the landscaping to accompany the construction or alteration. A written plan of landscaping must be submitted to the ACC prior to installation of any materials and the plan shall include a drawing to show location and description of all "hardscape" items such as fences, walls, rocks and so forth. Homeowners must keep their lawn neatly mowed, shrubbery trimmed, trash picked up, and otherwise looking neat. No full "desert style" landscaping, rock covered yards, or other stone yard cover will be allowed.

Minimum landscaping guidelines:

Grass/Turf

Mowed height should not exceed 3" inches year-round. All cuts should include edging, weed eating, and the cleanup of all debris from pavement areas. Areas adjacent to the lake must conform to the recommendations of the US Army Corp of Engineers in lieu of the above stated guidelines.

Any intrusive grass changes require neighbor approval understanding the grass is likely to overtake their current lawn as well over time. If the grass change is happening in the backyard and a neighbor does not grant approval, a proper abatement method must be implemented to prevent the new grass from spreading to the neighbor's lawn.

Artificial grass is not permitted in the front lawn or side lawn sections in public view. Artificial grass is permitted in the backyard pending ACC approval with a proper drainage plan in place.

Trimming of Shrubs and Trees

Shrubs and trees should be kept neatly trimmed year-round.

Fertilization

Lawns should be kept free of weeds year-round

⁷ Sections 8.22 and 10.1

Irrigation

Landscaping should be watered to satisfy the needs of the plants. Excessive runoff of irrigation water, or standing water, shows poor irrigation techniques and should be corrected

Drainage

Do not add fill material that will change the drainage pattern of your lot without ACC approval. Please remember to consistently water a 4-5' perimeter of your home especially in the summer months to prevent contraction of the soil which may cause foundation issues

Mailboxes

Mailboxes should match the original builder's installed style and size. Any deviations or changes require ACC approval and must still match the style and appearance of neighboring houses.



Retaining Walls

All retaining walls must be constructed from stone or brick – no railroad ties are permitted. All walls must be located within the limits of the property lines. Any required backfill to maintain structural integrity of the wall should be added. All retaining walls must meet the following standards:

- If up to 1 foot high, the wall must be 6" thick
- If 1 – 2 feet high, the wall must be 8" thick
- If 2 – 4 feet high, the wall must be 12" thick
- All retaining walls 4 feet or higher must be designed and certified by a professional engineer.

Seasonal/Holiday Decorations

Seasonal lights/decorations may be installed and in operation beginning November 1st through January 15th. Halloween decorations may be installed and in operation beginning October 1st through November 7th. Both seasonal and Halloween decorations must be removed from public view one week after the prescribed end date. Approval for any large holiday decorations outside of this time period should be requested from the ACC. Other non-holiday festivities (graduations, birthdays, etc.) with outdoor decorations do not require ACC approval but should be in good taste and removed in a timely fashion. Any large outdoor decorations may wish to notify the ACC to avoid any misunderstandings should the management company do a drive through the community to check for violations.

Signs⁸

All signs must be aesthetically pleasing, appropriately located, in keeping with the character of the community and in good repair. Signs other than address signs and flags may not be lighted. Signs may not be accompanied by music, sound, or balloons, or be distracting to motorists.

Permitted sign types include:

Builders Signs

Builders signs are allowed.

⁸ Section 8.5

Contractor Signs

A limit of 1 identification sign is permitted only during the time work is being performed at that site, and must be removed within 48 hours following completion of the work. The sign may not exceed 2' x 3'.

Declarant Signs

Declarant signs are allowed.

For Lease/For Rent Signs

For Lease/For Rent signs are not permitted in the community.

For Sale Signs

Limit 1 sign not exceeding 2' x 3', fastened only to a stake in the ground not extending more than 3'. The sign must be removed within 48 hours following the closing of the property.

Political Signs

Political signs may not be placed on your property more than 90 days before the election to which they pertain and should be removed within 15 days after such election.

Solar Panels

Installation and placement of solar panels or other exterior apparatus must have approval of the ACC.

Storm Shelters

Storm Shelters need ACC approval for location and how they are placed in the ground.

Swimming Pools/Hot Tubs⁹

No above-ground swimming pools are permitted.

You must obtain ACC approval prior to construction of an in-ground swimming pool.

You must obtain ACC approval prior to construction or installation in in-ground or above-ground hot tubs.

Trash Containers

All garbage and trash shall be kept in sanitary containers fully enclosed within the garage or a fenced structure (matching the material and aesthetics of the house) enclosed on 3-sides approved by the ACC. Trash receptacles may be placed in front of a residence for the day of trash pickup between 7:00 pm the night immediately prior to pick up and removed immediately the day of pickup. No storage of trashcans and/or recycle bins are to be left in front of the garage or side of home, within public view.

⁹ Section 8.18

EXHIBIT B

Those tracts and parcels of real property located in the City of Fort Worth, Tarrant County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants and Restrictions for Marine Creek Ranch, recorded on November 3, 2003, under Instrument No. D203411174 in the Official Public Records of Tarrant County, Texas including amendments and supplements; and**
- All property subject to the **Final Plat of Marine Creek Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, is recorded under Instrument No. D203403934, Cabinet A, Slide 8731 of the Plat or Map Records of Tarrant County, Texas.**