

FOURTH SUPPLEMENT TO
NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
STILLWATER CANYON
[Architectural Standards Bulletin No. 1]

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

THIS FOURTH SUPPLEMENT TO THE NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR STILLWATER CANYON PURSUANT TO SECTION 202.006 OF THE TEXAS PROPERTY CODE (this "Fourth Supplement") is made this 1st day of November, 2016, by Stillwater Canyon Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, CL Texas, L.P., a Texas limited partnership ("Declarant"), prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Stillwater Canyon" at Volume 2003191, Page 9440 *et seq.* of the Real Property Records of Dallas County, Texas, as supplemented and amended from time to time (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned development subject to the Declaration, which development is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the development is located; and

WHEREAS, on or about October 20, 2008, the Association recorded a Notice of Filing of Dedicatory Instruments for Stillwater Canyon as Document No. 20080336391 of the Real Property Records of Dallas County, Texas (the "Notice"); and

WHEREAS, on or about June 9, 2011, the Association recorded a First Supplement to Notice of Filing of Dedicatory Instruments for Stillwater Canyon as Document No. 201100146923 of the Real Property Records of Dallas County, Texas (the "First Supplement"); and


WHEREAS, on or about November 16, 2011, the Association recorded a Second Supplement to Notice of Filing of Dedicatory Instruments for Stillwater Canyon as Document No. 201100301407 of the Real Property Records of Dallas County, Texas (the "Second Supplement"); and

WHEREAS, on or about October 7, 2013, the Association recorded a Third Supplement to Notice of Filing of Dedicatory Instruments for Stillwater Canyon as Document No. 201300316723 of the Real Property Records of Dallas County, Texas (the "Third Supplement"); and

WHEREAS, the Association desires to again supplement the Notice to include the dedicatory instrument attached as Exhibit "A" pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as *Exhibit "A"* is a true and correct copy of the original and is hereby filed of record in the Real Property Records of Dallas County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

**STILLWATER CANYON HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit corporation**

By: 
Its: President

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Keith Hardesty, President of Stillwater Canyon Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 1st day of November 2016.



Melissa Weeks
Notary Public, State of Texas
1/27/18
My Commission Expires

Exhibit "A"

Architectural Standards Bulletin No. 1

**STILLWATER CANYON HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL STANDARDS BULLETIN NO. 1**

MISSION STATEMENT

The purpose of the Architectural Control Committee (the "ACC") is to ensure a high level of taste, design, quality, harmony and conformity within Stillwater Canyon in order to maintain a first-class community development.

ACC GUIDELINES

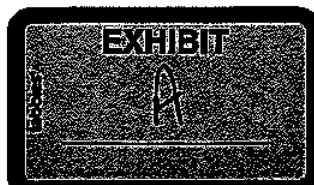
Preamble

Unless expressly stated otherwise herein, all exterior construction, improvements, repairs, building material changes, or color changes shall be submitted to and approved by the ACC prior to work commencing. Nothing contained herein shall be deemed a waiver of covenants, conditions and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Stillwater Canyon (the "CCR's").

L Storage shed, outdoor kitchens and other outbuilding and structures

All storage sheds, outbuildings, gazebos, greenhouses, or other detached accessory buildings (exclusive of a detached garages):

- 1.1. Shall contain no more than 120 square feet of floor space.
- 1.2. Shall be placed within the fenced-in portion of an Affected Lot behind the dwelling.
- 1.3. Shall not have any portion of the structure above the sidewall fence height, shall not be visible from the street or adjacent lots unless it is built with materials that match the dwelling and screened from adjacent lots, streets and common areas, as the case may be.
- 1.4. Shall not have a cinder block exterior surface.
- 6.1. If stained, stained to match or compliment the structure of the dwelling and if not stained, painted to match or compliment the structure of the dwelling. Homeowners are responsible for maintaining all painted surfaces. Stained or painted surfaces should be maintained in an appropriate condition.
- 1.5. No accessory building may encroach into any utility easements of the homeowner's Affected Lot unless all utility companies involved have granted written consent to such encroachment. It shall be the sole responsibility of the homeowner to secure said consent from the respective utility companies.
- 1.6. Must comply with such additional requirements as the ACC may reasonably determine after review of the accessory building plans and specifications.
- 1.7. All chimneys, smoke stacks, or combination structures shall be installed in the manner set forth in Article VIII, Section 15 of the CCR's.
- 1.8. The finished height of the smoke stack on any chimney or fireplace not attached to the dwelling shall not exceed a height of ten feet (10') from the ground.



II. Sports Goals and Related Objects

- 2.1. Permanent basketball goals are allowed only after submitting a request for approval before installation, subject to ACC approval of the location. A sketch showing the location of goal post and type of goal must be included in the application.
- 2.2. All goals, whether permanent or portable, must be located so that stray balls do not become a nuisance in adjacent neighbors' yards, cause a safety hazard to vehicle traffic, or result in damage to adjacent neighbors dwelling or surrounding fence structure.
- 2.3. Basketball goals, soccer goals, lacrosse goals, sports nets or similar recreational items may not be permanently placed in the front yard of a dwelling. Such items may be placed in the front yard during use, so long as play does not occur in the street or alley. While such items may be stored in the front yard when not in use, any and all accessories used must be put away and not be left in the front yard.
- 2.4. Batting cages are not permitted.

III. Awnings, Overhangs and Patio Covers

- 3.1. Awnings, overhangs and patio covers must be approved by the ACC prior to installation and generally expressive of the community's character.
- 3.2. Awnings, overhangs and patio covers shall only be permitted in the backyard.
- 3.3. Covers of aluminum, plastic or other metals are not permitted.
- 3.4. If attached to the dwelling, patio covers must be integrated into the existing roof line (flush with eaves) and, if it is to be shingled, shingles must match the roof of the dwelling.
- 3.5. Patio covers shall be constructed of quality materials that are architecturally compatible with the finish of the dwelling.
- 3.6. Types of materials recommended for patio covers are cedar, pressure treated pine, and/or oak for open lattice structures or lanais.

IV. Outdoor Fireplaces

- 4.1. Installation of permanent outdoor fireplaces, barbeque pits, fire-pits, etc., requires advance written approval by the ACC. Outdoor fireplaces, barbeque pits, fire-pits, etc., shall be consistent with all applicable governmental codes, including, without limitation, the regulations of the City of DeSoto. It shall be the sole responsibility of the homeowner to obtain a permit from the City of DeSoto at the time of application.
- 4.2. Outdoor fireplaces shall be located within the fenced-in portion of the Affected Lot behind the dwelling, and shall be constructed of quality materials that are architecturally compatible with the finish of the dwelling. Outdoor fireplaces with highly independent designs, overly ornate designs, or commercial-looking designs are not allowed. Unfinished or painted precision concrete block is not allowed.
- 4.3. Outdoor fireplace shall not exceed 24" in height above the top of the perimeter wall or fence. Outdoor fireplaces ten feet (10') or greater from the dwelling also requires a fifteen foot (15') setback from the rear property line. If the outdoor fireplace is attached to the dwelling, it must provide a minimum three-foot (3') clearance above the roofline and two-foot (2') clearance above all structures within

ten feet (10') of the fireplace chimney.

V. Room Additions

- 5.1. Room additions will only be considered if they are constructed of an exterior facade that matches the existing facade of the dwelling and complies with the seventy-five percent (75%) overall exterior masonry requirement for the first floor of the dwelling, excluding windows, doors and gables, and roofed with materials matching and comparable to the rest of the dwelling.
- 5.2. Project must have a permit from the City of DeSoto at the time of application.
- 5.3. Project must have a complete duplicate set of certified architectural plans and specifications and survey and such other drawings as the ACC may reasonably require.

VI. Exterior Paint

- 6.2. When an Owner intends to repaint or repair an original or previously approved and applied color scheme or repair a damaged or deteriorated portion of the existing structure, the work may proceed without an application to the ACC for approval provided such repainting is of same color and with respect to repairs, the repairs when completed will be of the same quality and appearance as it was before the damage, destruction or deterioration. All other painting, repairs or refurbishing work must be submitted to the ACC for approval, including but not limited to, front doors, rear doors, and garage doors, siding, trim, caves, downspouts, shutters and fencing.
- 6.3. Color changes must be approved by the ACC. The ACC shall approve any color scheme generally expressive of the community's character and in harmony with the dwellings within the subdivision. Color of brick used on the dwelling and color of neighboring dwellings are taken into consideration. The use of earth tones and natural colors are encouraged. Bold colors and primary colors are not permitted. A color sample must accompany the ACC Application.
- 6.4. Existing color of the front door painted by the builder or an Owner from an approved color can be repainted the same color without ACC approval. Any change from the builder's painted color or any change from the existing approved color on the front door must have ACC approval.
- 6.5. Homeowners are responsible for maintaining all painted surfaces. Painted surfaces should be maintained in an appropriate condition.

VII. Front Doors, Storm Windows and Storm Doors

- 7.1. Front doors must be maintained. They may be stained natural wood color, or painted the same color as the dwelling trim without application to the ACC for approval. If not stained a natural wood color or painted the same color as the dwelling trim, the color must follow the guidelines of Article VI above and application to the ACC for approval made, if applicable.
- 7.2. All front-facing storm doors must be a full glass door. The frames of the storm windows and storm doors must be of a color compatible with the exterior dwelling colors and/or general use and appearance of the dwelling. Paint colors must follow

guidelines of Article VI.

- 7.3. All screens on the front door are to be part of a metal-framed storm door and shall be glass or like kind material. Use of wire mesh screening on the front door of a dwelling is prohibited.

VIII. Decks

- 8.1. All decks shall be constructed behind the fence line in the back yard of the Affected Lot.
- 8.2. Decks may not encroach into any utility easements unless the utility companies involved have granted written consent to such encroachment. It shall be the sole responsibility of the homeowner to secure said consent from the respective utility companies.
- 8.3. Decks shall be situated on an Affected Lot such that they do not pose a problem with drainage of the Affected Lot or from any adjacent lot.
- 8.4. Any and all decks are to be constructed below the fence height.
- 8.5. No ACC approval is required unless any portion of the deck structure exceeds the height of the fence.

IX. Swimming Pools and Spas

- 9.1 Pools or spas may not encroach into any utility easement of a homeowner's Affected Lot unless the utility companies involved have granted written consent to such encroachment. It shall be the sole responsibility of the homeowner to secure said consent from the respective utility companies.
- 9.2 Pools or spas must meet all building set back line and easement restrictions on the recorded plat. Grade changes permanently affecting lot drainage is prohibited during construction of pool.
- 9.3 Pools or spas may only be placed within the fenced-in portion of the Affected Lot behind the dwelling and must comply with applicable city statutes and codes.
- 9.4 All pool or spa equipment and tools must be screened from view from other lots, streets and common areas.
- 9.5 Above ground spas may be permitted if the spa is self-contained within a frame designed to be mounted on an appropriate slab or support system and is not visible from other lots, streets and common areas.
- 9.6 Above ground spas as described in 9.5 do not required ACC approval.
- 9.7 Above ground pools are not permitted.

X. Solar Panels/Screens

- 10.1 To the extent that energy production will not be impaired by more than 10%, solar panels may only be placed on rear or side facing roofs and walls, flush with the surface on which they are mounted so long as the installation complies with Article VIII, Section 14 of the CCR's and the Association's Solar Energy Device Guidelines, recorded as Exhibit A-6 of the Second Supplement.
- 10.2 Notwithstanding the foregoing, the ACC will review any and all regulations, ordinances, laws and statutes which regulate the ability of the HOA to restrict the location of the energy efficient devices that are called to the attention of the ACC

and will promptly modify Section 10.1 in the event the ACC is in violation of any current or future regulations related to Section 10.1 above.

- 10.3 Solar screens require ACC approval of an ACC Application requesting installation of same. The ACC Application should include, in part, the size and type of solar screen requested, along with the design and color of the solar screen.

XI. Antennas and Satellite Dishes

- 11.1 The ACC's ability to regulate the use of television, radio or other electronic towers, aerials, antennae, satellite dishes or devices of any type for the reception or transmission of radio or television broadcasts or other means of communications is regulated by the Telecommunications Act of 1996 and the Over-the-Air Reception Devices ("OTARD") rule, as amended.
- 11.2 Only (a) "dish" antennas that are one meter (39.37") or less in diameter designed to receive direct broadcast satellite service or to receive or transmit fixed wireless signals via satellite, (b) antennas that are one meter (39.37) or less in diameter designed to receive video programming service via broadband radio service or to receive or transmit fixed wireless signals and (c) antennas that are designed to receive local television signals (collectively, the "Permissible Antennas") are permitted to be installed on a dwelling.
- 11.3 To the extent that receipt of an acceptable signal would not be impaired, Permissible Antennas shall be installed behind the dwelling or on the side of the dwelling towards the rear, screened from the streets as outlined in Article VIII, Section 14 of the CCR's and to the extent reasonably practicable integrated with the dwelling and surrounding landscape.
- 11.4 No antennas shall be permitted to be installed for AM/FM radio, amateur (ham) radio, citizen band (CB) radio or digital audio radio services (DARS) unless required by law.

XII. Fences, Fence Extensions, Fence Modifications, and Walls

- 12.1 No fence or wall shall be erected or maintained on any Affected Lot nearer to the street than the building setback lines for the front and side yards.
- 12.2 No fence or wall shall be erected or maintained on any Affected Lot taller than six feet (6') from the ground.
- 12.3 When a homeowner intends to rebuild, replace or repair an original or previously approved and erected fence or wall to the same color scheme, with similar materials and construction details as used in the original fence or wall, the work may proceed without an application to the ACC.
- 12.4 Wrought iron or wrought iron like fences (tubular steel) must be painted a rust-proof black.
- 12.5 Any staining or varnishing of a wooden fence other than to a previously approved and applied color must be approved by the ACC.
- 12.6 No chain link or plastic fence shall be permitted on any Affected Lot that is visible from any adjoining lot, street, or common area.
- 12.7 Wooden fences must be treated with transparent or semi-transparent, brown or wood colored stain. No fence, other than masonry, wood, wrought iron or wrought iron like (steel or aluminum) shall be permitted.

- 12.8 Homeowners are responsible for maintaining all stained surfaces. Stained surfaces should be maintained in an appropriate condition.
- 12.9 All wooden fences shall have the post and stringers on the interior yard side of the fence. Pickets must face the exterior.
Fences and wall must comply with the requirements of the City of DeSoto and meet the sight distance requirements set forth in Section 8 of the CCR's.

XIII. Holiday Decorations, Flag Poles and Bird Houses

- 13.1 Any planned decorative appurtenances such as sculptures, elaborate birdbaths, permanently affixed vertical freestanding flag poles, fountains or other decorative embellishments must be submitted to the ACC and approved before placement on front lawns, porches, sidewalks, or elsewhere where visible from the street in front of the dwelling or from adjoining lots.
- 13.2 Permanent flag poles are to be used for flying only the flag of the United States, the flag of the State of Texas, or an official or replica flag of any branch of the U.S. armed forces. No permanent flag poles in front or rear of the home unless resident will follow the U.S Flag code (36USC10). Flag poles may not be illuminated and flags may not be flown after dark. Any planned permanent flagpoles must be submitted to the ACC and approved before placement (see the Association's Flag Display Guidelines recorded as Exhibit A-9 of the Second Supplement for additional requirements).
- 13.3 Pole mounted birdhouses shall not exceed 10 feet in height and are strictly prohibited in the front portion of the dwelling. Birdhouses must be in the back fenced portion of the dwelling and maintained in good condition and repair.
- 13.4 Any planned birdhouse must be submitted to the ACC and approved before placement.
- 13.5 Christmas, holiday or other festive decorations of a temporary nature for generally recognized holidays may be implemented without ACC approval. Decorations should not be installed more than four (4) weeks prior to the respective holiday and must be removed within two (2) weeks after the respective holiday.

XIV. Exterior Lighting

- 14.1 Exterior lighting shall be of a wattage or lumen count that will not disturb neighboring homeowners. Refer to DeSoto City Code.
- 14.2 Exterior decorative lights, security lights, or floodlights must be aimed to provide light only to the homeowner's property and not shine on any neighboring property.
- 14.3 Mercury vapor, fluorescent, or sodium halide lights are not permitted.
- 14.4 Gas or electrical post lights may be erected. Such lights must be no taller than eight (8) feet in height and the illumination must be a low wattage only. Installation of this enhancement requires city permit and ACC approval before construction begins.

XV. Wind Turbines and Ventilators

- 15.1 No wind turbines or wind powered electrical generators or pumps shall be allowed

anywhere.

- 15.2 Attic ventilators must be finished to complement the roof or trim color and must be kept in good condition, lubricated, near silent and must not rust or be in a, corroded, or otherwise deteriorated condition.
- 15.3 All wind turbines, attic fans and ventilators must be reviewed and approved by the ACC, unless existing devices are being replaced with like-kind devices.
- 15.4 Solar powered attic fans may be allowed but must be reviewed and approved by the ACC.

XVI. Swing Sets, Playhouses, Trampolines and Forts

- 16.1 A swing set or swing set section of a swing-fort combination unit shall not be taller than eight (8) feet.
- 16.2 A child's playhouse/fort may have a roof peak no higher than twelve (12) feet nor a platform no higher than six (6) feet from the ground.
- 16.3 All swing sets, playhouses, trampolines or forts must be kept in usable condition and acceptable appearance.
- 16.4 A swing set, playhouse, trampoline or fort shall be located in the rear or side of the dwelling behind a fence and not compromise the aesthetics of Stillwater Canyon.

XVII. Driveways, Vehicles, Mobile Homes and Trailers

- 17.1 Driveway expansions must be reviewed and approved by the ACC prior to any work commencing.

XVIII. Garage Conversions and Carports

- 18.1 No garage or any portion thereof shall be converted to a living space unless a new garage is constructed simultaneously with the conversion.
- 18.2 All dwellings will have a minimum two-car garage door.
- 18.3 Carports for rear entry driveways only will be considered if they are constructed of brick exterior that matches the existing brick and roofed with materials matching the rest of the dwelling. (roof pitch, brick columns, shingles and paint.)
- 18.4 Carports made of aluminum, plastic or other metals are not permitted.

XIX. Window Air Conditioners

- 19.1. No window units or wall-type air conditioners are permitted.

XX. Signage, Advertisements, and Billboards

- 20.1 No billboards, posters, or advertising devices of any kind shall be displayed for public view on any lot.
- 20.2 Signs that give notice of work being conducted on a dwelling is permitted to be placed in the front yard of the dwelling during the period of time the contractor is performing services on the Affected Lot. Upon completion of the project the homeowner must remove any advertisement placed in the front yard by the contractor.

- 20.3 Signs that give notice of a home security system are permitted if not larger than one foot square. Window stickers that give notice of a home security system are also permitted.
- 20.4 Signs larger than one square foot and of the size typically used by real estate industry for residential homes are permissible for the purposes of advertising the residence for sale or lease. The sign must be fastened to a stake no higher than three (3') feet above the surface of the ground.
- 20.5 Political signs shall meet the requirements set forth in Section 4 (c) of the CCR's.
- 20.6 School spirit signs are permissible if they are maintained in good condition and fastened to a stake no higher than (3') feet above the ground.

XXI. Security Doors & Windows and Window Tint

- 21.1 Security treatments of doors and windows must be approved by the ACC prior to installation.
- 21.2 The use of "burglar bars", steel, wrought iron bars, or similar fixtures on the exterior of the window or door are prohibited.
- 21.3 Windows shall be of clear glass or a tinted glass of bronze, gray or smoke color. The use of reflective glass, aluminum foil or reflective tinting is prohibited. The use of after-market non-reflective window tint will be allowed so long as the homeowner uses bronze, gray or smoke color and receives ACC approval prior to installation.
- 21.4 Damaged windows are to be replaced and do not require ACC approval if replaced by like-kind window design compatible with the existing neighborhood.

XXII. Yard, Flower Beds, Trim and/or Borders, Decorations

- 22.1 Unless otherwise specifically approved by the ACC, the Owner will not use concrete, pavement, gravel, rock or cacti on more than twenty percent (20%) of any portion of a yard that is visible from adjacent Affected Lots, Common Areas or streets.
- 22.2 Vegetable gardens are prohibited if they are visible from a street.
- 22.3 Stone or FAUX stone colors used in a landscape must be submitted with the initial design package and approved by the ACC.
- 22.4 Size and number of potted plants may be reviewed by the ACC and if determined to be not harmonious with the neighborhood may be subject to limitation.
- 22.5 Any Xeriscape must be approved by the ACC and shall be defined as landscaping that utilizes water-conserving techniques such as drought-tolerant plants, mulch and efficient irrigation.
- 22.6 The use of artificial materials as an alternative to living turf in the front and side yards of any dwelling is prohibited.
- 22.7 All significant landscaping improvements need ACC approval.

XXIII. Roofs, Gutters and Downspouts

- 23.1 All roof replacements that materially change the design and look of the existing roof must be approved by the ACC. If the existing roof is being replaced with same

- materials and colors and the construction details used in the original roof, then no ACC approval is required.
- 23.2 The existing grade of roof must be used for the replacement.
 - 23.3 The replacement of gutters and downspouts with like kind material and color shall not require the approval of the ACC.
 - 23.4 Any change to the existing material and color of the gutters and downspouts must be approved by the ACC.
 - 23.5 ACC approved roofing materials include composition shingles and quality metal roofing. Materials that will not be approved include wood, corrugated steel or aluminum and tile.
 - 23.6 The combination of roofing material on any dwelling will not be approved. The dwelling must be roofed using a single material.

XXIV. Shutter Guidelines

- 24.1 Homeowners must submit an ACC request for all shutter installations.
- 24.2 Shutters must be made of wood or wood composite only.
- 24.3 Shutters may be stained a natural wood color, similar to the fence.
- 24.4 Shutters should complement the color of the dwelling.
- 24.5 No bright primary colors will be allowed.
- 24.6 Shutters should be maintained in an appropriate condition.
- 24.7 Shutters that discolor, warp or fade must be maintained or removed.
- 24.8 Masonry specific hardware must be used to attach the shutter to the dwelling.
- 24.9 The shutter height must be similar to the height of the window.
- 24.10 Only one shutter per each side of a window.
- 24.11 If applicable, shutters must be stained or painted within 60 days of installation.

XXV. Applications for ACC Approval

- 25.1 All requests by an Owner (the "Applicant") for approval for the construction, installation and/or erection of buildings, structures, fences, walls or any other improvements on an Affected Lot must be accompanied by an Application for ACC Approval (herein so called) identical to the form attached hereto as Exhibit "A" executed by the Applicant. No more than two (2) items may be requested for approval on one Application for ACC Approval.
- 25.2 No Application for ACC Approval shall be deemed filed with the ACC nor shall it otherwise be processed by the ACC until such time that the Applicant has completely filled out and executed the Application for ACC Approval and provided duplicate copies of the plot plans, plans and specifications, site plans, surveys and drawings of the existing and proposed improvements (as applicable) and/or requested variance (collectively, the "Construction Documents").
- 25.3 In order for the ACC and its construction advisors to properly and fully review an Applicant's Application for ACC Approval and the related Construction Documents, the ACC shall have fifteen (15) full calendar days following submission of a properly completed Application for ACC Approval accompanied by all required Construction Documents to consider same. If the ACC fails to approve or disapprove in writing a properly completed Application for ACC Approval within such fifteen (15) day period, the Applicant may then submit the

Application for ACC Approval accompanied with the Construction Documents to the Board of Directors of the Association. If the Board of Directors fails to approve or disapprove in writing the Application for ACC Approval within fifteen (15) days thereafter, the ACC and the Association's approval will be presumed.

- 25.4 No work shall begin or be performed by the Applicant unless and until written approval is received or the application is deemed approved.
- 25.5 Any changes or modifications to be made to the originally submitted Application for ACC Approval and/or Construction Documents ("Original Documents") shall require a new, revised Application for ACC Approval and/or Construction Documents, as applicable, and the same approval process and time periods set forth above shall be applicable to such new, revised Application for ACC Approval and/or Construction Documents (the "Revised Documents") and the time period(s) with respect to the Original Documents shall no longer be applicable or relevant.
- 25.6 The ACC may examine the improvements during construction and after completion to insure conformity with any approved or presumed approved Application for ACC Approval and/or Construction Documents, as applicable. Any material deviation from written approved or presumed approved Application for ACC Approval and/or Construction Documents without the ACC's written approval or the written approval or presumed approval of the Board of Directors of the Association shall be considered a violation and is subject to removal by the Association.

XXVI. Miscellaneous

- 26.1 The ACC may grant variances from these guidelines when circumstances require deviation from these guidelines so long as the variance does not result in a material or substantial violation of the guidelines.
- 26.2 These guidelines shall not be interpreted to constitute the approval of any required building permits, all of which shall be the responsibility of the homeowner to obtain from to the City of DeSoto.
- 26.3 The ACC may at times request copies of all information submitted to the City of DeSoto for permit(s).
- 26.4 ACC approval does not override city codes or statutes or existing deed restrictions, which must be complied with at all times. Applicable building permits must be obtained.
- 26.5 The ACC may amend and modify these guidelines.

The undersigned, being all the Members of the Architectural Control Committee (the "ACC") of the Association hereby adopt this Architectural Standards Bulletin No. 1.

Adopted this 1st day of November, 2016.

**ARCHITECTURAL CONTROL COMMITTEE,
STILLWATER CANYON HOMEOWNERS ASSOCIATION, INC.**



Member, Architectural Control Committee

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
11/10/2016 08:42:30 AM
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