



**SUPPLEMENTAL
ARCHITECTURAL GUIDELINES**

**ACCESSORY
IMPROVEMENTS**

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A. Purpose

This Accessory Improvements document was created as a supplement to the Wolf Ranch Residential Community Architectural Guidelines in order to assist Owners by alleviating the ACC Application process for minor accessory items or improvements that are commonly installed by Owners. The specific requirements for each of the Accessory Improvements named in this document are intended to promote compatibility of designs and colors with the surrounding architecture and topography of the community in order to help preserve the aesthetics, the harmony of the streetscape, and property values of Wolf Ranch.

B. Accessory Improvements Compliance

Accessory Improvements that meet all the qualifications and requirements of this document may be installed without submitting an ACC Application. The ACC reserves the right, however, at its sole discretion, to require submittal for, or removal of any item that is, in the ACC's opinion, aesthetically unacceptable, that violates any part or the intent of this document, the Architectural Guidelines or any of the Wolf Ranch Governing Documents, or is deemed to be otherwise inappropriate or unsafe. **Any improvement not cited in this document requires submittal of an ACC Application, review and approval in writing by the ACC prior to installation.**

C. Accessory Improvements General Requirements

Accessory Improvements must comply with the following general requirements.

1. Accessory Improvements must match, blend or compliment the color scheme of the home and/or the background colors where the Accessory Improvement is located so that it is harmonious with the front streetscape or rear yard.
2. Accessory Improvements are not allowed to be hung or placed on the roof, in trees or shrubs that are visible to public view, or on sidewalks unless specifically allowed in the description of the Accessory Improvement. In addition, Accessory Improvements must not block any portion of the driveway or approach into the garage.
3. Accessory Improvements are limited to one (1) item in each category unless otherwise specified.

D. Rear Yard Accessory Improvements that are Not Visible

The following Accessory Improvements located behind the rear/side yard wood fence that are not visible to public view or neighboring properties and that comply with the following requirements/restrictions may be installed without submittal of an ACC Application.

1. Hardscape or wood decking that does not exceed one foot (1') in height from finished grade and that does not encroach anywhere within the five foot-six inch (5'-6") side yard setback or the ten foot (10') rear yard setback.
2. Yard art/accents/statuary that does not exceed a maximum of three feet (3').
3. Raised vegetable/herb gardens that do not exceed three feet (3') in height from finished grade and that do not encroach anywhere within five foot of the side or rear yard fence.
4. Storage sheds/units that are below the fence height so that they are not visible from any public view or neighboring properties, that do not exceed fifty (50) square feet, and are in a color that compliments or blends with the home or with the wood fence color.
5. Rear patio outdoor speakers (up to four (4) speakers) may be installed without submitting an ACC Application. When in use the music/sound must be at a level that is not a nuisance to neighboring properties.

NOTE: Any improvement that is not visible in the fenced in rear yard, but has any kind of mechanical equipment, including but not limited to, a spa, pond, water feature, or any other type of improvement that includes mechanical equipment that emits sounds or noise, requires the submittal of an ACC Application and approval in writing prior to installation.

E. Accessory Improvements Specific Requirements

Accessory Improvements that comply with the following specific requirements are allowed.

1. Barbecues - Portable

One (1) standard size portable barbecue is allowed in the rear yard only. A barbecue must be setback a minimum of five feet (5') from the side or rear

yard property lines. Consideration should be given to neighbors regarding the use of and smoke from a barbecue, especially during windy condition. Barbecues that exceed the typical standard size, barbecue smokers and built-in barbeques are not included in this provision and require an ACC Application and approval in writing prior to installation.

2. Birdhouses and Bird Feeders

- a. Birdhouse – Decorative/Non-Habitable. A maximum of two (2) decorative birdhouses (not intended for birds to inhabit) may be displayed in the planter bed adjacent to the front entry or on the front porch. Decorative birdhouses are not allowed to be hung in trees or shrubs visible to public view.
- b. Birdhouses – habitable. Birdhouses intended for habitation are limited to the rear yard only. A maximum of one (1) habitable birdhouse in natural cedar or color(s) that blend or compliment with the surroundings may be installed on a cedar wood post or metal pole painted a dark earth tone (preferably black) at a height not to exceed ten feet (10'). The birdhouse must have a minimum setback requirement of five feet (5') from any property line. However, lots that back to Greenbelts or Common Area are allowed to install a birdhouse one foot (1') from the rear property fence.
- c. Bird Feeders. A maximum of two (2) bird feeders are allowed in the fenced in rear and/or side yard only. Bird feeders must be natural wood or in a color(s) that blend or compliment the surroundings where located. Bird feeders may be hung in a tree, on a wood post or black painted metal post at a maximum height of seven feet (7'). Bird Feeders may be installed hanging from the back porch but must be chain or wire used to hang the bird feeders must match, blend or compliment the surrounding colors.

3. Dog Houses

A maximum of three (3) dog houses are permitted in the side or rear yard only behind a six foot (6') high wood fence. Dog houses are limited to a maximum height of forty-five inches (45") from finished grade and must blend or compliment with the surrounding colors. Dog houses must have a pitched roof so that dogs cannot sit or stand on the top of the dog house.

4. Fences

The “Wolf Ranch Fence Standard” was developed to help preserve the aesthetic appearance and design harmony throughout the community. Owners desiring to restrain their wood horizontal pickets or repaint their dark brown square steel posts may do so without submitting for approval only if the following stain and paint is used.

Wood Fence

- a. For horizontal wood pickets use Sherwin Williams “Wolf Ranch Wood Fence Stain”.
- b. For the wood fence dark brown metal posts use Sherwin Williams “Wolf Ranch Metal Fence Post Color”.

Sherwin Williams Paint Store
Lake Aire Center
2423 Williams Drive #121
(512) 863-2609

Ameristar Black Wrought Iron Fence

- a. For touch up spray primer and paint for black wrought iron fence use “FB100 BLACKspr/PAINT”.

American Fence & Supply Co.
3501 N Interstate Hwy 35
Georgetown, TX 78628

5. Flag and Flagpole Mounted on a Home

- a. Flag. Owners have a right to fly certain flags on their Lot. Each Lot is allowed to have only one type of flagpole. Either one (1) flagpole mounted on a home or one (1) stand-alone permanent flagpole. This document addresses a flag and flagpole attached to the home only. Stand-alone flagpoles require ACC Application and approval by the ACC in writing prior to installation.
 - i. One (1) flag is allowed to be displayed on a pole attached to an Owner’s home that meets the following criteria:

- ii. Either United States flag, State of Texas flag, or an official or replica flag of any United States armed forces flag may be displayed in a respectful manner, or;
 - iii. A flag with a seasonal theme or that represents a U.S. nationally recognized holiday.
 - iv. Flags which display trademarks or advertising, and battle flags and similar flags which, in the ACC's judgment, are intended to, or tend to, incite, antagonize, or make political statements shall not be permitted.
 - v. Flags may not exceed three feet (3') by five feet (5') in size. Flag lighting (if any) shall be directed at the flag and may not cause or be a nuisance to neighboring Lots.
 - vi. All flags must be in good condition and shall not be displayed if mildewed, tattered, torn or faded. Flags shall be flown in compliance with applicable federal and state laws governing public flags.
- b. Flagpole Mounted on the Home. One (1) flagpole not to exceed six feet (6') in length in a natural wood color or a color that blends or compliments the color scheme of the home may be mounted in proximity of the front entrance of the home at an approximate forty-five degree angle. The finial at the top of the flagpole shall either be a round finial or American eagle finial.

6. Front Door Mats and Wreaths

One (1) front door mat is allowed in a neutral color that compliments the house is allowed. One (1) wreath is allowed on the front door so long as it does not exceed three feet (3') in diameter and compliments the color scheme of the home.

7. Garden Hoses and Hose Reels

- a. In general, garden hoses must be dark green, brown or black. Only homes with light colored brick, stone or stucco may have a beige or gray garden hose. Bright and/or florescent colored garden hoses are not allowed.

- b. Wall mounted garden hose reels must not exceed four feet (4') in height measured from finished grade (including hose attached) and must be mounted on the side of the home adjacent to the hose bib. Portable, stand-alone garden hose reels are also permissible. Both wall mounted and portable stand-alone hose reels must be a neutral earth tone color (black, brown, dark green, beige, etc.) that blends with the color scheme of the home. Depending on visibility from public view, the ACC may require landscape screening. Garden hoses must be neatly rolled up and stored when not in use.

8. Hanging Flower/Plant Baskets

A maximum of two (2) hanging flower/plant baskets may be displayed on the front porch and a maximum of four (4) hanging flower/plant baskets may be displayed on the rear of the home. Chains or wires used to hang the baskets must match, blend or compliment the background color of the home.

9. Holiday Lights and Decorations

- a. Winter holiday lights and decorations may be displayed on the exterior of the home no sooner than the last week in November and all winter holiday lights and decorations must be removed no later than January 15th.
- b. Home and yards may be decorated for other US nationally recognized holidays but no sooner than twenty-one (21) days before the date of the national holiday and all decorations must be removed no later than seven (7) days after the date of the national holiday.

10. Landscape Planter Bed Border/Edging

Landscape planter border metal or plastic edging may be installed if it is black, dark brown, or dark green. The edging must be installed in a uniform appearance in height and used to border all planter beds in the yard. All other landscape planter border materials require an ACC Application and approval prior to installation.

11. Outdoor Furniture

- a. Front and Side Yard. Front yard porches may be furnished with a combination of outdoor chairs, a couch, porch swings, porch benches, side tables or a table so long as the amount of furnishings can be comfortably situated on the front porch area and is aesthetically and complimentary to the home. Outdoor furniture shall be limited to such types that are designed and intended for permanent outdoor use, however, beach chairs, folding chairs, plastic furniture and other such portable, temporary furnishings are not allowed in public view.
 - i. In general, outdoor furniture shall be black, brown, dark green or a natural wood color. Cushions or material of the outdoor furniture must be a neutral color that blends or compliments the color scheme of the home. Outdoor furniture should not be prominent or a focal point on the front of the home. All outdoor furniture must be kept well maintained. Outdoor furniture that becomes faded, torn or in any other way deteriorated must be replaced or removed.
 - ii. Front yard outdoor furniture is limited to the front porch and cannot be located in the front yard or side yard.
- b. Rear Yard Outdoor Furniture. The same requirements for Front Yard Outdoor Furniture applies to Rear Yard Outdoor Furniture, except for flexibility of the amount of furnishings and location in the rear yard for additional gathering areas in the yard. Free standing swings are allowed that do not exceed seven feet (7') in height and are wood or metal that compliments the color scheme of the home. In addition, free standing umbrellas or table umbrellas are acceptable for the rear yard only but must be a solid earth tone color. Stripes are not allowed. Name brands or other graphics, advertising, etc., are prohibited without ACC review and approval in writing. Umbrellas that become faded, torn or in any other way deteriorated must be replaced or removed.

12. Play Structures - Portable

Portable play structures that do not exceed a height of five feet (5'), such as multi-colored plastic play structures designed for toddlers and young children, are allowed in the rear yard only. Rear yards with iron fences may be required to screen the play structures with evergreen landscaping. All

other play structures require submittal of an ACC Application and approval in writing before installation. One (1) tree swing is allowed in the front or rear yard but must compliment the home in design and be made of wood, or a black/dark color material. The supporting rope, chain or cable must be black or another dark color that blends with the tree.

13. Pool – Portable Children’s Pool

One plastic or inflatable children’s pool not to exceed a diameter of eight feet (8’) or a height of two feet (2’) is allowed in the rear yard only.

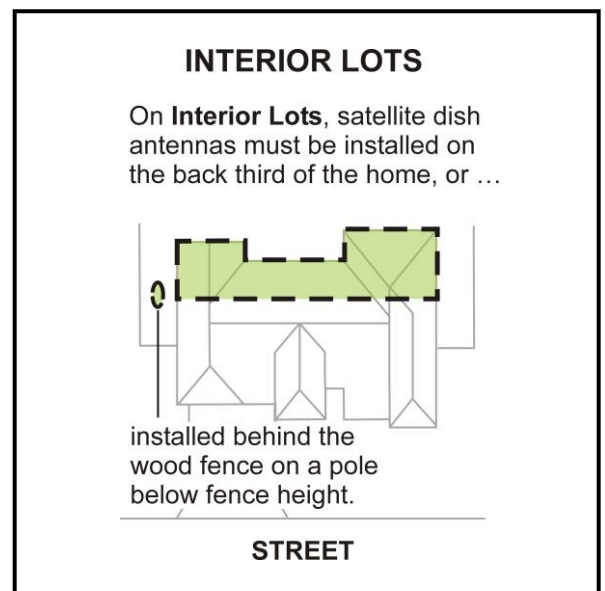
14. Potted Plants

- a. Pots must match, blend or compliment the color scheme of the home and must be planted with live plants. The number of pots that may be displayed are two (2) on the front entry steps and up to a maximum of four (4) pots on the front porch. Silk or other type of imitation flowers or plants are not acceptable, unless they are indistinguishable from the live flower or plant they are mimicking.
- b. Pots are not permitted on the grass, in planter areas (except for a maximum of two (2) pots partially buried with annuals/perennials to create a native design), along sidewalks, walkways or driveways (except that a potted plant may be located on either side of the front garage wall/columns but must not block the garage door(s)).
- c. There shall be no more than a maximum of six (6) potted plants visible from public view. Pots larger than two (2) square feet require ACC approval prior to installation.

15. Satellite Dish Antennas

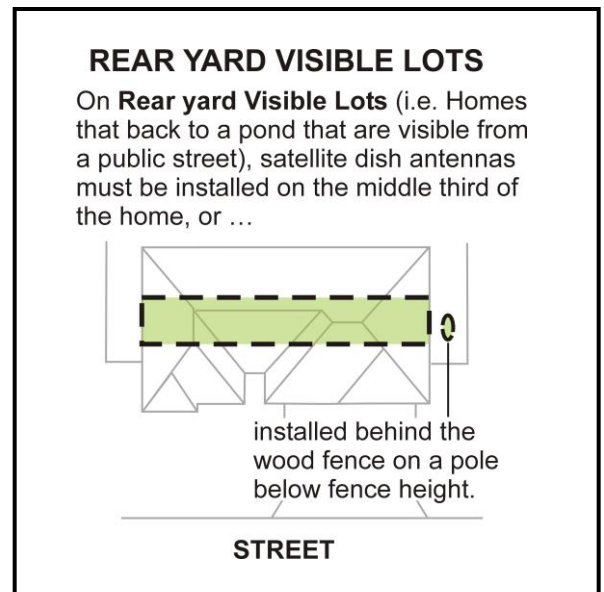
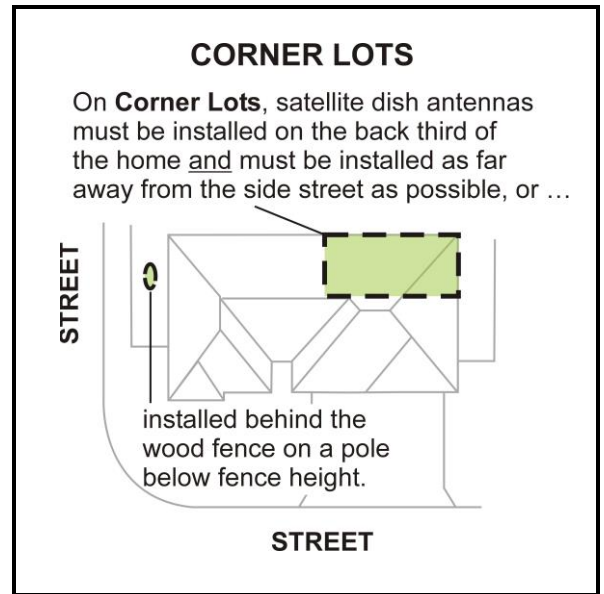
- a. Satellite dish antennas that measure one (1) meter or less may be installed without prior approval if they are installed toward the rear of the home so that it is not easily visible from public view.

Please refer to diagrams to the right for approved locations for satellite dish



antennas according to your lot type. For corner lots where it is not possible to install the satellite dish antenna on the roof on the opposite side of the house a pole mount can be installed but must be in the fenced rear yard preferably below the fence height. If required to be installed higher for adequate reception, the top of the satellite dish must not exceed seven feet (7') measured from finished grade. The ACC may require additional screening at their sole discretion.

- b. Satellite dish antenna cable must run in a straight, horizontal and/or vertical line and be tightly secured every two-feet to four feet (2'-4') to prevent sagging. Horizontal cable runs must be installed no higher than where cable lines are located to be as inconspicuous as possible. Cables are not allowed to be installed horizontally on a wall of the home so that it is noticeable from public view. Cable runs contained within the home are preferred whenever possible. Visible cable must match or blend with the background color where attached.



16. Signs

- a. All signs must be commercially produced or an approved equal.
- b. All signs must be earth tone or subdued in color. Bright, fluorescent colors are not allowed.
- c. All signs shall be structurally sound and well maintained.
- d. The following signs are generally considered acceptable:

- i. Beware of Dog Signs

- 1. One (1) "Beware of Dog" sign may be posted next to or on the side yard gate. Any such sign shall not exceed a size of thirty (30) square inches.
 - 2. The preferred "Beware of Dog" sign is black text on a white background with no graphics. Signs utilizing other colors must receive ACC approval prior to installation.

- ii. For Sale and Open House Signs

- 1. One (1) temporary sign for the purpose of selling a home/unit may be placed in the front yard. Only Builders may place a second sign advertising a home/unit for sale in the rear yard adjacent to a metal fence in order to promote growth toward the build-out of the community's master plan. **For Lease signs are not allowed.**
 - 2. The sign shall be no more than three (3) square feet including any attached "snipe" or "rider" signs.
 - 3. The overall height of the sign, including the supporting stake, may not exceed four feet (4') above finished grade where installed.
 - 4. The sign must be removed within two (2) working days following the closing of the transaction or the termination of the offering.
 - 5. Signs are not allowed in the back or side yards and are not allowed to be placed on Common Area.

6. Signs are not allowed to be displayed in any window of the home.

7. Open House Sign requirements are as follows:

- a. One (1) temporary Open House sign may be displayed in the front yard of the house on the day of the open house.
- b. A maximum of one (1) directional Open House sign may be displayed at each intersection of streets where there is a change in direction up to a maximum of five (5) directional signs.
- c. Open House signs shall comply with the size and installation requirements stated in the For Sale paragraph above.
- d. Balloons and or streamers are allowed on Open House signs.
- e. Open House signs are allowed only on the day of the open house. Open House signs must not be installed any sooner than two hours before the and must be removed within two hours after the close of the open house. Open houses are allowed on the following days and hours only:
 - Tuesdays and Thursdays from 11:00AM -2:00PM
 - Saturdays from 10:00AM - 4:00PM
 - Sundays from 12:00PM - 4:00PM

iii. Name Plaque Signs

One (1) Name Plaque sign shall be allowed so long as it does not exceed a maximum face area of two (2) square feet and must be installed on or adjacent to the front door or planter area adjacent to the front entry. If adjacent to the front door or planter area adjacent to the front door, the post or stake the sign is installed on must be black metal or wood not exceeding two inches (2") in width and the overall height of the sign installation must not exceed 3 feet (3') measured from finished grade.

iv. No Soliciting Signs

One (1) No Soliciting sign may be posted near or on the front door. Any such sign shall not exceed a size of twenty-five (25) square inches and must match, blend or compliment the surrounding color scheme of the home.

v. Political Signs

1. One (1) Political sign is permitted on a lot to be installed in the front yard only.
2. Political signs shall comply with the same requirements as For Sale signs paragraph except that they may be installed on a wood stake.
3. Political signs may be displayed not more than ninety (90) days before the election and must be removed by the tenth (10th) day following the election.

vi. Security Signs

1. One (1) Security sign is allowed in the front yard planter adjacent to the front entry, except that homes backing to Common Area that have metal fences may have an additional sign in the rear yard planter adjacent to the home.
2. Security signs shall have a maximum of face area of two (2) square feet, be placed on a black metal or plastic stake and the overall height of the sign installation must not exceed 3 feet (3') measured from finished grade.

vii. Temporary Signs

1. Temporary announcement signs, including but not limited to; "It's a Girl" or "It's a Boy", "Welcome Home", a sports sign displaying a local athletes name and/or number or cheerleader, etc., are permitted for a maximum of ten (10) days surrounding the day of the event.

2. Temporary signs as described above shall be no larger than three (3) square feet.

viii. Welcome Signs

One (1) "Welcome" or "Welcome To Our Home" or similar such sign shall be allowed so long as it does not exceed a maximum face area of two feet (2) square and must be installed on or adjacent to the front door or the planter area adjacent to the front entry. If installed in the planter area adjacent to the front entry, the post or stake the sign is installed on must be black metal or wood not exceeding two inches (2") in width and the overall height of the sign installation must not exceed three feet (3') measured from finished grade.

- e. Other temporary signs are permitted as may be required by legal proceedings or by governmental agencies.
- f. Business or contractor signs are not allowed.

17. Wind Chimes

One (1) set may be installed under the covered porch at the front of the home and up to two (2) sets under the covered porch at the rear of the home or may be hung from a tree in the rear yard only.

18. Woodpiles

Woodpiles are permitted only in the rear yard and shall not exceed three feet (3') in height and six feet (6') in length. Woodpiles are not allowed to be stored adjacent to perimeter fencing.

19. Yard Decor and Statuary

- a. Yard Decor. A maximum of three (3) Yard Decor items may be displayed in the front yard planter bed areas that comply with the following requirements:
 - i. Yard Decor shall be a maximum of two (2) square feet or less in size in metal, wood, pre-cast or another material that appears as a natural material.

- ii. Yard Decor is intended to personalize, enhance or compliment the aesthetic appearance of the home, but are not to stand out or be a focal point. Florescent and/or iridescent or other bright colors are not allowed.
 - iii. Metal flags on metal poles that do not exceed three (3) feet in height are allowed in the planter bed adjacent to the front entry of the home. Flag subject matter is confined to the United States flag, State of Texas flag, an official or replica flag of any United States armed forces flag, a school flag (high school or college), or other subject matter deemed appropriate by the ACC. Flags which display trademarks or advertising, and flags, in the opinion of the ACC, that are intended to, or tend to, incite, antagonize, or make political statements are not permitted.
- b. Statuary. A maximum of (2) statues (pre-cast statues) in natural gray or another neutral earth tone color (single color only) or a natural wood statue not exceeding 3 feet (3') in height may be installed in a planter bed adjacent to the front entry or on the front porch.
- i. A birdbath is allowed in the planter bed adjacent to the house that counts as one (1) of the allowed statues, but must not exceed three feet (3') in height measured from finished grade where installed and must be natural gray or another neutral earth tone color (single color only).
 - ii. Statues, monuments, ornaments, water features or similar objects taller than three feet (3') in height that are visible from public view require an ACC Application approval in writing prior to installation.

Any modification not addressed in this document requires an ACC Application submittal, review and approval by the ACC in writing prior to installation.

F. Prohibited Items/Conditions

The following items or conditions are prohibited in Wolf Ranch.

1. Additional Address Numbers

Each home in Wolf Ranch is built with the home address number displayed in a prominent, visible location. Therefore, additional displays of address numbers such as signs, plaques, painted address numbers on the curb or driveway approach are not allowed.

2. Basketball Goals in the Front or Side Yard

Portable or permanent basketball goals are prohibited in the front or side yards of any lot. Owners may submit for a basketball goal to be installed in the rear fenced yard. If considered for approval the ACC may require evergreen trees to be installed to help screen the basketball goal from neighboring properties and help as a sound buffer.

3. Double Gates

Double gates are not allowed in Wolf Ranch.

4. Visible Trash Containers

Trash containers must be stored out of public view in the garage, behind the fenced in rear yard, behind an approved wood fence screen in the side yard, or behind evergreen landscape shrubs that screen the trash container(s) from public view.

5. Visible Stored Items

Piles or stack(s) of brick, stone, wood, wood pallets, boxes, or other materials or items must be stored in the garage or in the rear yard out of public view.

6. Boats, Trailers, RV's, Commercial Vehicles, etc.