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RANCHES AT SENTINEL PEAK
THIRD AMENDED AND RESTATED
DESIGN GUIDELINES

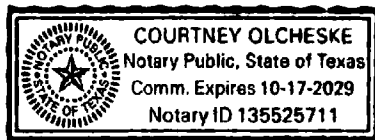
ADOPTED:

RANCHES AT SENTINEL PEAK ASSOCIATION, INC., a Texas non-profit corporation

By: [Signature] By: [Signature] By: [Signature]
Name: MARK W. CANADA Name: Michael Clinard Name: STEVEN SUCHMA
Title: ACC MEMBER Title: ACC Member Title: ACC MEMBER

THE STATE OF TEXAS §
COUNTY OF HAYS §

This instrument was acknowledged before me on this 1st day of June, 2026,
by MARK W. CANADA Michael Clinard Steven Suchma being all of the
members of the Architectural Control Committee of Ranches at Sentinel Peak Association, Inc., a Texas
non-profit corporation, on behalf of said non-profit corporation.



[Signature]
Notary Public, State of Texas

**THIS DOCUMENT AMENDS, RESTATES, AND REPLACES, IN ITS ENTIRETY, THAT CERTAIN
SECOND AMENDED AND RESTATED RANCHES AT SENTINEL PEAK DESIGN GUIDELINES,
AS AMENDED, AND RECORDED UNDER DOCUMENT NOS. 202306033705 AND 202406007340 IN
THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.**

Adopted by RANCHES AT SENTINEL PEAK ASSOCIATION, INC., a Texas non-profit corporation, in
accordance with that certain Declaration of Covenants, Conditions and Restrictions for Ranches at
Sentinel Peak, and its amendments recorded under Document Nos. 202106047906, 202106062819,
202106064461, 202206021296, 202306000585, 202306008907, and 202306033704, Official Public Records of
Comal County, Texas, (the "Declaration"). In accordance with Section 3.02(c) of the Declaration, these
Design Guidelines may be amended from time to time by the Architectural Control Committee.

RANCHES AT SENTINEL PEAK
THIRD AMENDED AND RESTATED DESIGN GUIDELINES

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RANCHES AT SENTINEL PEAK

THIRD AMENDED AND RESTATED DESIGN GUIDELINES

These Ranches at Sentinel Peak Third Amended and Restated Design Guidelines (the “**Design Guidelines**”) are hereby adopted by the Architectural Control Committee (the “**ACC**”) of the **RANCHES AT SENTINEL PEAK ASSOCIATION, INC.**, a Texas non-profit corporation as follows:

RECITALS

A. Ranches at Sentinel Peak, LLC (the “**Declarant**”) previously recorded that certain Declaration of Covenants, Conditions and Restrictions for Ranches at Sentinel Peak, and its amendments recorded under Document Nos. 202106047906, 202106062819, 202106064461, 202206021296, 202306000585, 202306008907, and 202306033704, Official Public Records of Comal County, Texas, as amended from time to time (the “**Declaration**”).

B. Pursuant to the Declaration, Declarant previously recorded that certain Ranches at Sentinel Peak Design Guidelines, recorded under Document No. 202106048933, Official Public Records of Comal County, Texas; as amended and restated in that certain Amended and Restated Ranches at Sentinel Peak Design Guidelines, recorded under Document No. 202206016434, Official Public Records of Comal County, Texas; as amended and restated in that certain Second Amended and Restated Ranches at Sentinel Peak Design Guidelines, and its amendments recorded under Document Nos. 202306033705 and 202406007340 (collectively, the “**Original Design Guidelines**”).

C. Pursuant to *Section 3.02(c)* of the Declaration, the ACC or any sub-committee thereof created pursuant to *Section 3.02(a)* has the power, from time to time, to adopt, amend, modify, or supplement the Design Guidelines after the expiration of the Development Period.

D. The Development Period has expired, and the ACC desires to amend, restate, and replace the Second Amended and Restated Design Guidelines in their entirety with these Design Guidelines.

NOW, THEREFORE, the ACC does hereby amend, restates, and replaces the Original Design Guidelines with these Design Guidelines.

I. Introduction

Any notice or information required to be submitted to the ACC under these Design Guidelines will be submitted to the ACC, c/o the Community Association Manager as provided on the Application for Approval of Architectural Improvement attached hereto as Attachment 1.

A. Background

Ranches at Sentinel Peak is a residential community located in Comal County, Texas (the "**Community**"). The Community is subject to the terms and provisions of the Declaration of Covenants, Conditions and Restrictions for Ranches at Sentinel Peak, recorded in the Official Public Records of Comal County, Texas, as amended from time to time (the "**Declaration**"). The Declaration includes provisions governing the construction of Improvements and standards of maintenance, use and conduct for the preservation of the Community.

B. ACC and Review Authority

The ACC consists of a member or members who have been appointed by **RANCHES AT SENTINEL PEAK, LLC**, a Texas limited liability company (the "**Declarant**"). Declarant has a substantial interest in ensuring that Improvements within the Community maintain and enhance the Declarant's ability to market and sell all or any portion of the Community, and as a consequence thereof, the ACC acts solely in the Declarant's interest and shall owe no duty to any other Owner or to Ranches at Sentinel Peak Association, Inc., a Texas non-profit corporation (the "**Association**").

Article 3 of the Declaration includes procedures and criteria for the construction of Improvements within the Community. *Section 3.01* of the Declaration provides that no Improvements may be constructed on any Lot without the prior written approval of the ACC.

Failure of the ACC to enforce the Design Guidelines is not a waiver of the ACC's enforcement rights. The ACC has the discretion to enforce any provision or to not enforce, and the exercise of such discretion shall not be interpreted in a way as to create a binding precedent for any future enforcement decisions of the ACC.

II. Governmental Requirements

Governmental ordinances and regulations are applicable to all Lots within the Community. It is the responsibility of each Owner to obtain all necessary permits and inspections. Compliance with these Design Guidelines is not a substitute for compliance with the applicable ordinances and regulations. Please be advised that these Design Guidelines do not list or describe each requirement that may be applicable to a Lot within the Community. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to the ACC for approval. Furthermore, approval by the ACC should not be construed by the Owner to mean that any Improvement complies with the terms and provisions of all encumbrances that may affect the Owner's Lot. The ACC shall bear no responsibility for ensuring plans submitted to the ACC comply with Applicable Law, specifically including any applicable building codes, zoning regulation and other government requirements. **It is the responsibility of the Owner to secure any required governmental approvals prior to construction on an Owner's Lot.**

III. Interpretation

In the event of any conflict between these Design Guidelines and the Declaration, the Declaration shall control. Capitalized terms used in these Design Guidelines and not otherwise defined herein shall have the same meaning as set forth in the Declaration.

IV. Amendments

During the Development Period, the Declarant, acting alone, may amend these Design Guidelines. Thereafter, the ACC may amend these Design Guidelines. All amendments shall become effective upon recordation in the Official Public Records of Comal County, Texas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or approved and in progress. It is the responsibility of each Owner to ensure that they have the most current edition of the Design Guidelines and every amendment thereto.

V. Architectural Review Overview

A. Objective

The objective of the review process is to promote aesthetic harmony in the Community by providing for compatibility of specific designs with surrounding buildings, the environment and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design.

B. Responsibility for Compliance

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines and all requirements imposed by the ACC as a condition of approval.

C. Submittals, Approval and Review Fees

Requests for approval of proposed new construction, landscaping, or exterior modifications must be made by submitting the information and materials outlined in the Plan Review Process, set forth herein. No Improvements may be commenced until the Owner has received a written "Approval" from the ACC. The ACC may adopt a schedule of fees for plan review.

D. Inspection

Upon completion of all approved work, the Owner must notify the ACC. The ACC may inspect the work at any time to verify conformance with the approved submittals.

VI. Architectural and Aesthetic Standards

A. Exterior Masonry, Foundations, Siding and Other Elements

- Masonry Requirements; Foundation Shielding. Other than structures and other Improvements existing on the date the Declaration was Recorded, all front exterior elevations of one-story and two-story residences that are parallel to or face an adjacent street must be constructed of at least fifty percent (50%) masonry. For modern farmhouse designs, the masonry requirement will be thirty percent (30%). Masonry is defined as stone, brick or stucco and stucco panels.
- Horizontal and vertical wood siding may be considered but will be approved at the sole discretion of the ACC. Lot Owners proposing to use wood siding must present the ACC with pre-finished, high-end materials for approval. Metal siding will not be allowed (but may be considered) except for buildings listed in *Section L* of this Article so long as all other materials are similar to the homes and/or other existing structures.
- Exposed Foundations. Exposed portions of the foundation on each front elevation, and side elevation visible from any street, must be concealed by extending the exterior masonry to within at least twenty-four inches (24") of the finished grade.
- Prohibited Elements:
 - Vertical siding or wood shake siding (wood siding accents may be permitted if approved by the ACC).
 - Highly reflective finishes on exterior surfaces (other than non-mirrored glass or on surfaces of hardware fixtures).
 - Mirrored glass.
 - No vivid/bright colors.

B. Square Footage

Except as otherwise approved in advance by the ACC and any Improvement already existing on a Lot on the date the Declaration was Recorded, the total air-conditioned living area of the main residential structure constructed on each Lot, as measured to the outside of exterior walls (but exclusive of open porches, garages, patios and detached accessory buildings), shall be not less than two-thousand five-hundred (2,500) square feet.

C. Building Setbacks

Subject to Applicable Law and structures already in place on the date the Declaration was Recorded, the building setback for each Lot shall be 100' from any public or private right-of-way and 100' from the boundary of the Lot.

In order to enhance the views and streetscape, and to not adversely affect adjacent residences, the ACC, at times, may dictate the exact location of building structures on a Lot.

D. Roofs

The color and composition of all roof materials must be approved in writing by the ACC prior to commencement of construction. Roof vents and other penetrations shall be as unobtrusive as possible and must match the principal color of the roof unless approved in advance by the ACC. The apex of the roof must not be higher than thirty-five (35) feet above the natural grade of the foundation footprint for the building.

E. Building Height

Building Height Proposed heights must be compatible with adjacent structures, and with the height of existing or anticipated structures on Lots located above or below the Lot on which the proposed residence will be constructed and must be approved in writing by Architectural Reviewer prior to commencement of construction. Unless otherwise approved by the Architectural Reviewer, no building or residential structure may exceed thirty-five feet (35') in height as measured from the average natural grade of the foundation footprint of such building or residential structure to the apex of the roof. Special consideration will be given, in the sole and absolute discretion of the ACC, for those buildings over grottos, cliff faces and other natural slopes with drastic grade changes that may merit a variance to this rule.

F. Flatwork/Driveways

The design, construction materials, and location of: (i) all flatwork/driveways, and (ii) culverts incorporated into flatwork/driveways for ditch or drainage crossings, must be approved by the ACC, prior to commencement of construction.

- Architectural Plans. Flatwork/driveway design, plot plan and specifications shall be submitted with architectural plans bearing the architect's stamp. All driveway design and construction must comply with the Private Driveway Standards for Ranches at Sentinel Peak, which is attached to these Design Guidelines as **Attachment 2**.
- Materials. Decomposed granite, road base, chip seal, concrete, and pavers are acceptable materials for driveways (excluding areas directly in front of a residence and within the apron of rights of way) within the approaches of a residence. All driveway areas in front of a residence and aprons connecting with Rights-of-Way must be concrete or similar and must comply with Applicable Laws.
- Engineered Plans. All driveways connecting roads to Rights-of-Way in the Property must be constructed from engineered plans bearing an engineer's seal unless utilizing the Private Driveway Standards and the work is performed by a professional driveway or road building company.

G. Garages

All garages shall be approved in advance of construction by the ACC.

H. Windows and Doors

All windows and doors shall be approved in advance of construction by the ACC.

- Windows. Windows, jambs and mullions shall be composed of anodized aluminum, steel, vinyl, or wood.
- Doors. Doors shall be wood or composite wood, steel, fiberglass or decorative wrought iron, if visible from the street.

I. Mailboxes

Mailboxes shall be standardized and shall be constructed of a material and design approved by the ACC (unless gang boxes are required by the U.S. Postal Service).

J. HVAC, Pool Equipment, Garbage Containers, Noise-generating Equipment, Transformers and Electrical/Equipment/Mechanical Racks

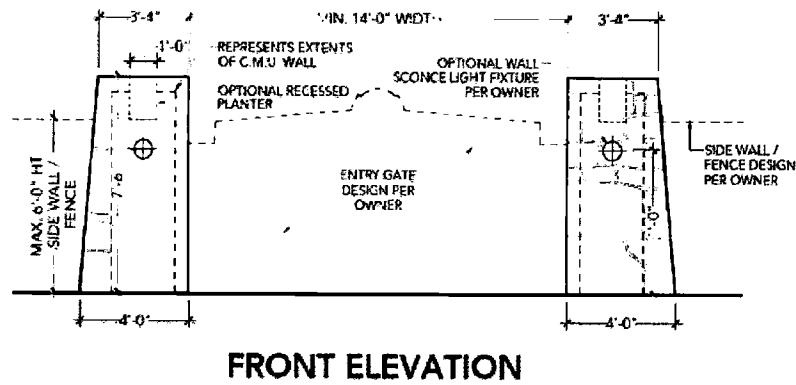
HVAC machines and compressors, and any other mechanical or electrical (devices, boxes, transformers and racks), pool equipment, garbage containers, and any noise-generating equipment shall be enclosed by a structural screening element constructed of materials approved by the ACC. If screening is by landscaping, complete screening will be accomplished with initial material installation, rather than achieved with growth at maturity.

K. Entrances, Walls, Fences and Hedges; and Sidewalks

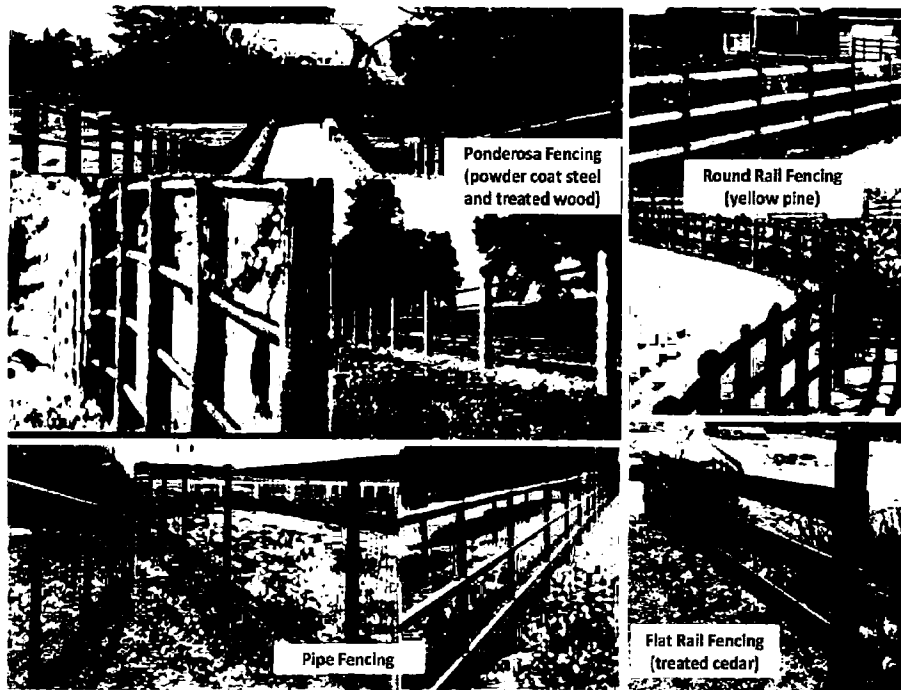
All walls, fences, hedges and sidewalks shall be approved in advance of construction by the ACC. Further requirements for the installation of walls, fences and hedges are set forth in the Declaration.

- Lot Entrances. The entrance location and design for monumentation, gates, and other Improvements for the entrance to a Lot must be approved in advance by the ACC. Any entrance connecting one Lot, exclusively, to El Rancho Cima Road, the Joint Use Access Driveways or any public right-of-way, shall consist of masonry (except for the actual gate) with the following guidance requirements:
 - Stone features, including columns and walls, may not be of a greater height and square footage than the components and features of the neighborhood entrance.
 - Column heights may not exceed seven feet, six inches (7'6") in height and four feet (4') in width.

- Walls may not exceed twenty-four inches (24") in depth and six feet (6') in height. Walls may only be parallel to the public road and perpendicular to the driveway.
- Entrances must be designed by a licensed architect and include an engineered footing.
- The apron connecting the public road and the gate must be included in the design/installation, which shall include proper drainage for such design.
- The gate must be a minimum of fourteen feet (14') long and may not exceed a length of twenty feet (20').



- **Fencing Materials.** Wood, steel and wire materials for fencing are permitted, so long as such material: (i) does not include t-posts (except for any fencing not visible from an adjacent Lot or any public or private right-of-way), (ii) steel is unpainted to allow a rustic appearance or is powder coated black, (iii) wire fencing is constructed with 6x6 inch wire squares, and (iv) wood is stained black, gray, brown or clear. Wood or steel fencing must be two or three-rail ranch style fencing. All fencing must allow for the free movement of wildlife, in accordance with the Wildlife Management Plan, if any. Example of approved fencing is depicted below:



- Height. The height of all fences, other than the Perimeter Fencing, shall be approximately (plus/minus) forty-eight inches (48") in height, measured from the finished grade of the land.
- Appearance. Any fence or portion thereof that faces a public street shall be constructed so that all structural members and, unless the ACC determines otherwise, support posts will be on the side of the fence away from the street and are not visible from any public right-of-way.

L. Barns, Temporary/Accessory Structures, Outside Storage Buildings, Detached Garage, and Detached Guesthouse

No barn, temporary/accessory structure, outside storage building, detached garage or detached guesthouse shall be placed upon a Lot without the prior written approval of the ACC, except as provided in the Declaration. Approval before construction of the primary residence shall be limited to non-residential structures only. For the purposes of these Design Guidelines, a "non-residential structure" shall be any structure that is not intended for human habitation, being the use of a structure for overnight accommodation.

- Materials. The exterior of outside storage buildings, detached garages and detached guesthouses shall be constructed of the same or substantially similar materials and of the same color as the residential home constructed on the Lot. Metal siding is allowed for these buildings so long as all other materials are similar to the home and/or other

buildings already existing on the Lot. In no case will a simple rectangular building be permitted that resembles a commercial service structure. The ACC reserves the right to make the determination, in its sole and absolute discretion, as to whether the design and materials for a proposed accessory building is "substantially similar" to the primary residential structure.

- Metal Structures. Although metal siding is acceptable, the aesthetics of these buildings requires inclusion of the following elements:
 - Similar materials and colors as the home, including roof, stone and windows.
 - Overhangs of the roof to eliminate the box "footprint".

Further restrictions regarding temporary/accessory structures and outside storage buildings are set forth in the Declaration.

M. Additions

Additions to a residence may be constructed if they meet the following:

- All materials used match those of the residence, including siding, brick, windows, and paint color, roofing materials, etc.

N. Aesthetic Appeal

The ACC may disapprove the construction or design of a residence on purely aesthetic grounds. Any prior decisions of the ACC regarding matters of design or aesthetics shall not be deemed to have set a precedent if the ACC feels that the repetition of such actions would have any adverse effect on the Community.

O. Home Sites

Pursuant to *Section 2.02* of the Declaration, the ACC may: (i) designate a home site area on each Lot to restrict construction of a residence and related appurtenances within such home site; and (ii) limit or restrict the clearing of trees within the home site area. Notwithstanding the foregoing, the ACC shall consider any application for a home site so long as the residence is not proposed to be constructed within one hundred feet (100') of the boundary of the Lot.

The initial approval of the residence is to be of the main house. In advance of the main house, other structures may be constructed but not for temporary or permanent living.

P. Solar Panels

Solar energy devices, as defined in Texas Tax Code, Section 171.017, commonly referred to as "solar panels", may be restricted by the Declarant during the Development Period, in

accordance with Texas Property Code, Section 202.010(f). The following restrictions shall apply to the installation of so for the residence may be added if they meet the following:

- Must be installed on the roof of a residence or in a place shielded from other Lots;
- Must not extend higher than or beyond the roofline;
- Must conform to the slope of the roof and have a top edge that is parallel to the roofline;
- Must be shielded from street view;
- Must include darkly colored frame, support bracket, or visible piping or wiring such as black tones; and
- Must not include shiny materials to reduce disturbance from glare to neighboring Owners in the community.

Q. Rainwater Collection

Rainwater Collection Systems is encouraged for each Lot and must conform with prescribed ACC design guidelines and the Declaration. Water wells for each Lot are also acceptable in addition to Rainwater Collection Systems. Water tanks must be aesthetically pleasing, made from corrugated metal or materials otherwise consistent with the home, properly screened, and approved in advance of ordering and installation. Rainwater tanks on Lots shall be no larger than 55,000 gallons in capacity. Water well tanks shall be no larger than 5,000 gallons in capacity. The ACC reserves the right to require tanks to be screened after installation regardless of ACC pre-approval of the tank.

R. RV Locations and Screening

Recreational vehicles (RVs), boats, trailers and other such recreational or utility equipment, and the permanent or temporary parking spaces for such vehicles and equipment, must be fully screened by vegetation or fencing materials approved in advance by the ACC.

S. Miscellaneous

The ACC may disapprove the construction or design of a residence on purely aesthetic grounds. Any prior decisions of the ACC regarding matters of design or aesthetics shall not be deemed to have set a precedent if the ACC feels that the repetition of such actions would have any adverse effect on the Community.

The ACC may approve a variance based on the location of the residence or other structure that is out of sight of other residences and guest traffic.

T. Yard Art that is visible should be approved by the ACC

The ACC may disapprove the construction or design of a residence on purely aesthetic grounds. Any prior decisions of the ACC regarding matters of design or aesthetics shall not be deemed to

have set a precedent if the ACC feels that the repetition of such actions would have any adverse effect on the Community.

U. Dark Sky

The outside lighting plan for each Lot shall be approved by the ACC and shall utilize Internal Dark Sky Community Guidelines to the maximum extent practicable. Full guidelines are accessible at:

https://www.usgbc.org/sites/default/files/mlo_final_june2011.pdf.

Exterior light fixtures must be fully shielded and directed downward. Light fixtures must not produce an intense glare or direct illumination across Lot lines. The intent of this outside light provision is to maintain the visibility of the natural skylight for all Owners and to minimize outside light pollution and lighting that could affect adjacent Lots. The Board has the sole discretion to determine compliance and to allow variances to the Internal Dark Sky Community Guidelines. The ACC may adopt Rules specific to lighting and dark sky compliance. Declarant reserves the right to install non-conforming lighting on Property held by the Association.

VII. Landscape Guidelines

A. Landscape

General landscaping guidelines for each Lot are set forth below. Notwithstanding the subsequent provisions, the installation of native or drought-resistant landscaping or water-conserving turf on a residential lot, which is a landscaping procedure known as xeriscaping ("Xeriscaping") will be allowed in certain instances in accordance with that certain Xeriscaping provision set forth in the Declaration. All landscapes and landscaping must be approved in writing by the ACC prior to installation.

- **Plans**. Each Owner shall be required, at such Owner's sole cost and expense, to install landscaping upon such Owner's Lot in accordance with landscaping plans approved in advance of installation by the ACC. Such landscaping plans must be approved by the ACC prior to occupancy of the residence located on the Lot to which such landscaping plans relate.
- **Disease Control**. The ACC or its assigns shall be entitled to make recommendations with respect to tree disease control, whereupon the Owner or Owners to whom such recommendations are directed shall be obligated to comply with such recommendations, which may include, but not be limited to tree removal and replacement.
- **Minimum**. Each Lot shall be landscaped, at a minimum, with the following: full sodded front and side yards (in front of fences) unless surrounded by Xeriscaped landscaped beds and features designed (and stamped) by a licensed by a landscaped architect.

- **Required Landscaping.** All Owners are required to landscape front yards, side yards and adjacent to building foundations. Trees, shrubs, ground covers, seasonal color and sodded grass shall be used in these areas to achieve the landscape intent according to the landscaping plans approved by the ACC.
- **Maintenance.** Lawns shall be mowed and maintained in an attractive manner, free of weeds. Grass shall be trimmed away from sidewalks, buildings, planted areas and other obstacles. It is suggested that line trimmers, mechanical edgers and chemicals be employed to keep a neat, tidy appearance. Landscaping shall be maintained in an attractive manner and pruned to avoid blocking clear view of signs, address marker, illumination by light fixtures, the flow of air vents and air conditioner compressors, as well as pedestrian and vehicular traffic. For those easement areas in between Rights-of-Way and the fence and boundary lines of the Lots, Owners shall keep sidewalks, if any, and Rights-of-Way clear from overhanging vegetation, and shall keep vegetation no longer than 12" above grade to fence and Lot lines.

B. Landscape Inspection

The ACC may, upon the Owner's completion of the installation of landscaping, conduct an on-site inspection of the property to ensure compliance with the approved plan.

C. Drainage

There shall be no interference with the established drainage patterns except by Declarant, unless adequate provision is made for proper drainage and such provision has been certified by a professional engineer and approved in advance by the ACC.

- **Site Drainage.** Responsibility for proper site drainage rests with the Homebuilder. Each Homebuilder is solely responsible for correcting any change in water flow or drainage caused by the construction of Improvements on such Owner's Lot.

D. Decks

The materials, location and construction of all decks must be approved in advance by the ACC.

E. Pools, Spas and Hot Tubs

An application must be submitted to the ACC in conjunction with the review of any application for any proposed swimming pool, spa, or hot tub. The materials, location and construction of all pools, spas and hot tubs must be approved in advance by the ACC.

No access across another Lot or greenbelt/open space area for the purpose of building or maintaining a swimming pool, spa or hot tub is permitted without the prior written approval of the other property owner or the ACC in the case of greenbelts/open spaces.

Above-ground pools are prohibited.

F. Playscapes, Trampolines and Sport Courts

Playscapes, recreational or sport courts and trampolines must be approved in writing by the ACC prior to the commencement of construction or placement.

Further restrictions regarding playscapes and sport courts are set forth in the Declaration.

VIII. Erosion Control and Construction Regulations

The following restrictions shall apply to all construction activities within the Community. **It is the responsibility of all Owners and/or contractors to adhere to State and Federal stormwater runoff protection and prevention requirements that may be applicable to their construction activities and to obtain proper permits as may be required.** Periodic inspections by a representative of the ACC may take place in order to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied in a timely manner, fines will be levied.

A. Erosion Control Installation and Maintenance

Upon written approval by the ACC, it is the responsibility of the Homebuilder and/or Owner to install erosion and sedimentation control measures prior to the start of construction and to maintain the measures throughout construction.

- Limits of Construction. Construction site disturbance shall be limited to the extent feasible based on good design practice and construction techniques; the areas of approved disturbance shall be defined by silt fence, chain link fencing, orange plastic mesh fencing or other appropriate methods.
- Silt Fencing. Silt fencing installed to all applicable standards is required to be properly installed and maintained to protect the low sides of all disturbed areas, where storm-water will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site.
- Sediment Removal. **Built-up sediment will need to be removed from the silt fence after heavy or successive rains, and that any breach in the fencing will need to be repaired or replaced immediately.** If for any reason the silt fence is to be temporarily removed, a representative of the ACC must be contacted prior to the removal.

B. Security

Neither the ACC, the Association, nor the Declarant shall be responsible for the security of job sites during construction. If theft or vandalism occurs, the Homebuilder or Owner should first

contact the local police department and then notify the ACC.

C. Construction Hours

Unless a written waiver is obtained from the ACC, construction may only take place as follows:

- Hours. Monday through Friday from 7:00 a.m. until 7:00 p.m., and on Saturdays and Sundays from 9:00 a.m. until 6:00 p.m. On Sundays, only job site cleaning and interior work is allowed, as long as there is not a noise nuisance.
- Holidays. There shall be no construction on New Year's Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.

D. Material and Equipment Storage

All construction materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the Homebuilder's responsibility and at their risk. Owners and Homebuilder's may not disturb, damage or trespass on other Lots or adjacent property.

E. Insurance

The ACC may require an Owner or Homebuilder to procure adequate commercial liability insurance during construction naming the Association, the Declarant and the ACC as additional insureds in an amount to be determined, from time to time, by the ACC.

F. Site Cleanliness

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore.

- Fencing. Brightly colored construction fence must be installed before the start of construction on all side lot lines where a residence is being constructed next to an existing occupied residence.
- Trash Containers. Owners and Homebuilders shall clean up all trash and debris on the construction site. Trash and debris shall be removed from each construction site on a timely basis. The ACC will have the authority to require that one dumpster be provided to serve no more than two (2) Lots. In addition to any dumpster, a trash receptacle approved in advance by the ACC will be located on each Lot during construction. Trash receptacles must be emptied periodically and will not be permitted to overflow. Chain link fencing is not an acceptable enclosure material for temporarily containing trash. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site.

- No Dumping or Burning. The dumping, burying or burning of trash is not permitted anywhere in the Community.
- Heavy Equipment and Debris. When moving heavy equipment, precautions must be taken to prevent damage to pavement, curbs, and vegetation. Track loaders are not to be operated on paved or concrete surfaces. Mud, dirt and other construction debris that is tracked off the construction site shall be cleaned on a daily basis. Skid steer loaders are not to be used to clean the streets by scraping them.

G. Sanitary Facilities

A temporary sanitary facility (chemical toilet) shall be provided and maintained for the use of construction workers on or within three (3) Lots of the construction site.

H. Construction Parking & Construction Trailers

Construction crews shall not park on, or otherwise use, other Lots. No construction vehicle will be permitted to leak oil or otherwise damage or deface any street located within the Community. The Restrictions permit Declarant to maintain and locate construction trailers and construction tools and equipment within the Property. Upon written approval from the ACC, a Homebuilder may be permitted to establish a construction trailer, field office or similar temporary structure by submitting along with the application for approval, a copy of the site plan with proposed locations of trailer, field office or similar temporary structure with a trash receptacle noted thereon. The trash receptacle shall be of an approved size. Such temporary structure, if approved, must be removed immediately upon completion of construction. Approval by the ACC shall not relieve Homebuilder from the obligation to apply for and obtain any other governmental permits before moving any such construction trailer, field office, etc. onto the Property.

IX. Plan Review Process

The construction or installation of any improvements, changes to existing improvements, or the reconstruction of improvements, will require the submission of plans and specifications for approval of the ACC before any such construction or installation activity is commenced. The ACC may waive plan and specification requirements for certain modifications or improvements at its discretion.

A. Submittals

The Plan Review Process includes a Preliminary Review by the ACC. All applications, documents, and applicable review fees shall be submitted to the ACC one (1) week prior to the review.

Preliminary Review and Approval – Submittal of a site plan showing the specific residence on the specific lot upon which it is proposed to be built. The plan must show compliance with all

setbacks and the location of and material to be used for driveway, sidewalks, patios, decks, and any ancillary improvements along with residence siding, roof, trim colors, and siding and trim materials. The plan must also include the placement of required landscaping plants and any additional landscape improvements that may be specific to the residence. The completed Preliminary Review Application attached hereto as Attachment 1 must be submitted to the ACC at least one (1) week prior to the review. Electronic submission is accepted. In the event any items change after the Preliminary Review Application is submitted, the Owner shall submit an updated Preliminary Review Application. Construction of Improvements on a Lot may not commence until such Preliminary Review Application has been submitted to and executed and approved by the ACC.

B. New Construction Deposit

The ACC reserves the right in its sole discretion to require a construction deposit of one-thousand Dollars (\$1,000) for each submittal for new Improvements. A decision by the ACC to require or not require a construction deposit shall not be interpreted as a precedent to be used by future applicants. The purpose of the construction deposit is to assure compliance during any construction of new Improvements with these Guidelines and the approved plans and specifications, including any conditions of approval. All or a portion of the construction deposit may be withheld for any of the following purposes: (i) to repair any Community Facilities damaged or destroyed by the Owner, its agents or contractors; (ii) to pay for fines for violations of these Guidelines or the other Restrictions; and (iii) for additional costs and fees incurred by the ACC due to incomplete or non-compliant Improvements (including without limitation, follow-up site visits). Any fines levied will be deducted from the construction deposit and the Owner is required to deposit such sums necessary to replenish the construction deposit to its initial amount within fifteen (15) business days after such Owner receives notice that fines were deducted from the construction deposit.

The balance of the construction deposit, if any, will be refunded to the Owner within thirty (30) days after: (i) the Owner has provided written notice to the ACC that the Improvements are complete and the ACC has confirmed that the Improvements were completed in accordance with the approved plans and specifications including any conditions of approval; or (ii) the Owner provides written notice to the ACC that such Owner no longer intends to commence construction, installation, and/or modification of the Improvements.

The ACC reserves the right to revise the fees and deposits required and/or adopt other fees or deposits in accordance with the Restrictions.

Periodic inspections by a representative of the ACC may take place in order to identify non-complying construction activities. Listed below is the schedule of fines which may be assessed.

Schedule of Fines

Premature Clearing	\$500
Construction Without ACC Approval	\$500
Encroachment on Adjacent Properties	\$500 plus cost of repair
Violation of Design Guidelines or other Restrictions	\$100/day
Failure to Install and/or Maintain Erosion Control Measures	\$100/day

C. Timing

The ACC will attempt to review all applications and submittals within thirty (30) days after submission. Please plan construction activities to allow sufficient time for submittals and review as outlined above, and for obtaining approval by the ACC prior to commencement.

D. Initiation and Completion of Construction

Unless otherwise approved in writing by the ACC each Owner must: (i) commence construction of the single family residence and other improvements set forth on the Preliminary Review Application on or before eighteen months (18) months after the Preliminary Review Application has been approved by the ACC; and (ii) must complete construction of the single family residence within two (2) years after commencement of construction of the single family residence.

ATTACHMENT 1
RANCHES AT SENTINEL PEAK
PRELIMINARY REVIEW APPLICATION

[SEE ATTACHED]



APPLICATION FOR APPROVAL OF ARCHITECTURAL IMPROVEMENT
Architectural Control Committee: Ranches at Sentinel Peak HOA

Pursuant to the Declaration of Covenants, Conditions and Restrictions and the Board of Directors' resolution regarding architectural control, I/we submit the following application to make improvements:

Date: _____

Address of Property and/or Tract #: _____

Name of Owner(s): _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Work and Proposed Improvements (include plans with this form):

- _____ Building Plans (for home, barn and any structure)
- _____ Site Plans (combined with utility, entrance and driveway plans)
- _____ Utility Plans
- _____ Entrance Plans
- _____ Driveway Plans
- _____ Landscaping Plans
- _____ Fencing Plans (perimeter, yard and any other area)
- _____ Land Clearing
- _____ Other

Description of Work and Improvements:

I understand that under the Declaration of Covenants, Conditions and Restrictions, the Architectural Control Committee (ACC) will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the ACC.
2. All work will be done at my expense, and all future upkeep and maintenance will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in good workmanlike manner.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other members of Associations.
5. No trash or debris from the project will be placed on property belonging to other owners or on Association common property.
6. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
7. I will be responsible for the conduct of all persons, agents, contractors and employees who are connected to this work.
8. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws, codes, regulations and requirements in connection with this work, and will obtain any necessary governmental permits and approvals for this work. I understand and agree that the Homeowners Association, its Board of Director's or its designated ACC's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications or work comply with any law, code, regulation, or governmental requirement.
9. In the event of approval, I will notify the ACC in writing when the work is completed so that an inspection can be made to ensure that it conforms to what was approved.
10. Inspection issues and/or completed work delays are subject to HOA by-laws and governance policies.
11. I am aware that if I return this form incomplete without a sample or plan, it will not be reviewed by the ACC.

Signature _____

Date Signed _____

Email to:

Ranches at Sentinel Peak HOA
Community Association Manager
holly.skeen@ManagementTrust.com

Office Use Only

Application has been: _____ Approved _____ Denied
_____ Approved as Conditional without Site Plans and/or Landscape Plans

ACC Signature: _____ Date: _____

ACC Name: _____

ACC Recommendation:

[illegible]

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/03/2026 11:24:45 AM
TERRI 25 Pages(s)
202606016535**



Bobbie Koepp