

RESTRICTIVE COVENANTS AND  
ARCHITECTURAL CODE FOR THE  
ROCKING "S" ESTATES, BASTROP, TEXAS

General Provisions:

1. Plans for all homes and additions shall be submitted to the Rocking "S" Architectural Review Committee (RSARC) for approval. Variances shall be based on the basis of architectural merit and not on hardship. The RSARC has 30 days in which to provide written approval. If the applicant has not received written approval within the 30 days of the application the plans are automatically approved.

2. These regulations are subject to the Southern Building Code, the regulations of Bastrop County, Texas, and the statutes of the State of Texas and any other applicable county, state or federal building codes. The review and inspection procedures described in these regulations and the design approval process are intended to assure compliance only with aesthetic considerations. The Rocking "S" Architectural Review Committee (RSARC), the developer or the Rocking "S" Estates Homeowner's Association are not responsible for design or construction defects or failure of the building to meet appropriate building codes.

3. All contractors shall be approved by RSARC. The general contractor and all his subcontractors shall meet all licensing requirements of the County of Bastrop, Texas and all other applicable city, county, state or federal agencies. The general contractor shall warrant all materials and workmanship to be of good quality and remain so for a period of one year. All contractors shall carry all necessary insurance coverages as any prudent businessman would do.

4. Construction Debris

Contractors shall furnish trash containers and, at all times, shall keep the premises free from the accumulation of trash and scrap caused by construction. Trash shall not be allowed outside a designated trash and scrap area and any that does will be cleaned up immediately. At completion of the work, all remaining trash and scrap shall be disposed of legally. Tools, construction equipment, machinery, and surplus material shall be removed from the site. RSARC will charge the contractor for any cleanup of the contractor's building area.

5. Construction Noise and Pets

Construction activities shall not take place before noon on Saturdays, Sundays and Holidays. Radios are **NOT** permitted on construction sites. Domestic animals of contractors or subcontractors are not permitted on construction sites.

### General Construction Requirements

1. There shall be one dwelling unit per lot, yet homeowner may wish to have a guest house, detached garage or barn and it is imperative that the additional building or buildings are consistent with the design and colors of the primary home and it is required that the additional construction be approved by the RSARC.

#### 2. Landscape

Every attempt shall be made to maintain whatever existing vegetation is in place prior to construction. Sod is permitted. New planting materials shall be indigenous species or from the approved plant material list provided by the RSARC.

#### 3. Footings

All first floor living elevations shall meet all existing requirements. Pilings and structure to be certified and stamped by an engineer or architect licensed in the State of Texas. Garages and barns shall have a concrete floor on grade and shall match the accompanying home in design criteria.

#### 4. Roof Structure

The main roof structure shall be of an approved product. Roofs shall be symmetrical about their peaks. Galvalume is the recommended roofing material to be used with the Kynar 500 finish.

#### 5. Exterior Cladding

All wood exposed to the weather shall be of cedar, redwood, cypress, Hardiplank, pressure treated pine, or pine only when properly finished to prevent moisture from rotting the wood. Siding patterns may be rough or smooth: 2 X 4 or 2 X 6 at corners and openings: with caulked butt joints. Lattice Skirting: Strips shall have no spacing larger than 1/2". Chimneys shall be masonry, brick or sheet metal.

#### 6. Fences

White picket fences are recommended on the road front, 10' from the edge of the paved road.

#### 7. Exterior Doors

Wood: recessed ladder back; French door (true divided lites); "store door". Metal: "store door". Exterior sliding glass doors are permitted. Screen doors are permitted with wood being the preferred material. Door Hardware: Bright brass (lacquered finished not recommended) brushed chrome, brushed aluminum, or oiled bronze finish.



#### 8. Windows:

Pattern: Casement, awning or double hung. Individual window and porch openings, when rectangular shall be square or vertical proportion. Material: Wood, Metal, or wood with metal or plastic cladding. Fan windows, circular windows, stained glass, fixed glass or other windows must be submitted to the RSARC for approval. Screens Material: Dark gray fiberglass, aluminum, or copper screens. Wood or ESP white aluminum frames.

#### 9. Exterior stairs and railings

Stair stringers shall be notched to receive tread. Railings shall have a top and bottom rail.

#### 10. Privacy Screens

Materials: canvas or wood lattice with strips spaced a maximum of 1/2" apart.

#### 11. Fasteners

All bolts, nails, staples, hinges, etc. exposed to the weather shall be hot dipped galvanized steel, stainless steel, or brass. Contractors shall provide complete tie-down system consisting of anchor bolts, strapping to the plating material and to roof joists, and clips as required for the particular connections within the structure.

#### 12. Roof Cladding

Materials: Metal shingle, corrugated metal sheet, V-crimp metal sheet, or standing seam metal sheet. Metal roofs may not be painted except to match the metal finish color. Horizontal seams shall be aligned. Wood shingles, asphalt shingles, clay tile and concrete shingles are acceptable.

#### 13. Exterior Finishes

All exterior colors shall be approved by the RSARC. Trim around openings shall be of a contrasting color in high gloss. Caulking shall be required around all exterior openings and at any necessary places where wood is joined and shall be 100% acrylic or paintable silicon. When repainted, the original color scheme shall be repeated or a new color scheme shall be submitted for approval.

#### 14. Septic Systems

All septic systems must meet all local standards.

#### 15. Exterior Lights

Exterior lights shall be placed so that they do not shine directly at neighbors. All exterior fixtures shall be approved by the RSARC.

#### 16. Air Conditioning

Air conditioning compressors shall be screened or fenced with vegetation fences so that they are not visible from the adjacent property. It is recommended that the placement of

the compressor be midway between the front and the rear of the home so that the sound transmission to the neighbors is minimized.

17. Driveways

Driveways can be paved with other materials than concrete or blacktop, such as paver stones, crushed concrete, stabilized concrete or other compacted materials.

18. Greywater Systems

Greywater systems are recommended in each home for either recycling the treated water internally or for irrigation purposes externally.

19. Minimum Square Footage

There is a minimum requirement of 1500 square footage of air conditioned space for each home.

20. Building Time Requirements

There are no requirements as to a specific time period when a lot owner is required to build a home.

21. Advertising Signs

All advertising signs are limited to one sign per lot and can not exceed 3' X 3' in size.

22. All homes must have street numbers using 3 inch to 4 inch numbers in a block style. Numbers shall be placed on entry door or header so as to be seen from the road.

23. No mobile homes, manufactured homes or preexisting homes may be moved to the Rocking "S" Estates Community, under any circumstances. All homes must be built on site.

24. Each tract owner is responsible for maintaining his lot and keeping it in acceptable condition which means no accumulation of debris is permitted. All vehicles, boats, trailers, etc., must be kept in either garages or barns.

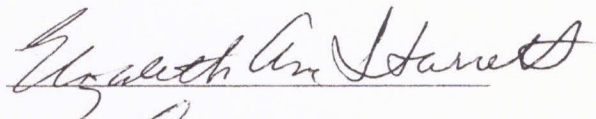
25. No businesses are permitted to be operated from lots, homes, garages or barns within the Rocking "S" Estates.

26. It is not permitted to have goats, pigs, or any reptiles within the community. The only animals permitted are dogs, cats, horses, cattle and domestic birds and fish. Owners are limited to one outdoor animal per acre or up to a maximum of four animals. It is imperative that all animals are always maintained within the property limits of each lot owner. Animals are only permitted to be outside the owners property if they are on a lease and the owner cleans up all the animal droppings.

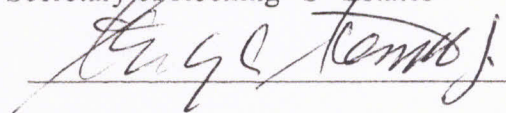


27. No owner or renter is permitted to operate a radio, stereo, phonograph, television, musical instrument or create any noise which would be offensive to any neighbor.
28. Satellite television dishes must be no larger than 18" in diameter and shall be placed in an area to be as disguised as possible.
29. No lot may ever be resubdivided into smaller tracts.
30. The intent of the architectural code and the restrictive covenants is to maintain value and create a community with a guideline for common sense values. If the RSARC receives written violations of the above, the offenders will have thirty (30) to correct the charged offense.
- If the violator does not correct the offense, he will be fined \$200. for each offense. If the fine is not paid the RSARC has the right to place a lien on the owners property.
31. Any consent or approval given under these rules and regulations may be added to, amended or replaced at any time by resolution of the Board of Directors.

Adopted by Resolution of the Board of Directors on the 18 day of Feb  
1998

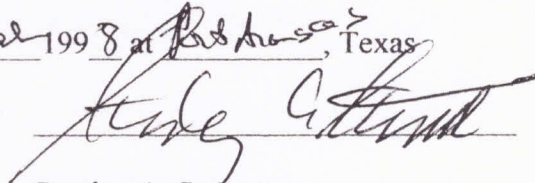


Secretary of Rocking "S" Estates



Subdivision Homeowner's Association

This Declaration is executed this 18 day of Feb 1998 at Rocking "S" Estates, Texas



Stanley A. Starrett  
Developer