

**Amended Supplementary Standards of the
Architectural Control Committee
of
Pebble Creek Owners Association**

The Architectural Control Committee requires that two sets of plans be submitted for each proposed addition or improvement to your property. Plans must include a site plan showing the location of existing structures on your lot, the location of the proposed structure on your lot, the dimensions of the proposed structure, and the exact distances from the proposed structure to the adjacent property lines. Plans must also include information to show that the required standards for the structure will be met. No improvement may be constructed or erected unless and until written approval of the plans has been provided to you by the Architectural Control Committee.

OUTBUILDINGS

1. Plans must show dimensions, materials, appearance, and proposed location on a site plan.
2. Location is at the discretion of the Architectural Control Committee.
3. Location of the outbuilding must be set back off of the fence line a minimum of 7 ½ feet.
4. Exterior materials (brick, stone, stucco, hardi) and exterior colors must match the main house.
5. The committee must approve the exterior siding.
6. The roof must be hipped and the roofing materials must match the existing roofing materials on the main house.
7. Eave height is limited to 7 feet.
8. Eave overhang must be at a minimum 1 foot.
9. Windows, wind turbine and doors will not be allowed to face the street.
10. There will no galvanized color products allowed.
11. The Architectural Control Committee reserves the right to require some type of planting to be placed around the structure for screening purposes.

PLAY SETS AND SWING SETS

1. Plans must show dimensions, materials, appearance, and proposed location on a site plan.
2. Location of the play set or swing set must be set back off the fence line a minimum of 10 feet.
3. Construction materials must be of wood frame.
4. Roofs must be constructed of wood and must be wood tone in color to match the frame. Canvas or other materials will not be permitted.
5. No portion of the frame or roof may be painted.
6. The maximum deck height is 5 feet, with a total maximum height of the structure being no taller than 12 feet.

7. The Architectural Control Committee reserves the right to require some type of planting to be placed around the structure for screening purposes.

PLAYHOUSES AND TREE HOUSES

1. Playhouses and tree houses will be considered for approval on a case-by-case basis.
2. Plans must show dimensions, materials, appearance, and proposed location on a site plan.
3. The playhouse or tree house may not be used for storage purposes.
4. The Architectural Control Committee reserves the right to require some type of planting to be placed around the structure for screening purposes.

TRAMPOLINES

1. Plans must show dimensions, appearance, and proposed location on a site plan.
2. Location of the trampoline must be set back off of the fence line a minimum of 10 feet.
3. Safety net enclosure, pole knobs, and pole covers must be black or dark grey in color.
4. The total maximum height of the structure, including the safety net enclosure, is limited to 12 feet.
5. If the trampoline safety net becomes torn or in a state of disrepair, the netting must be replaced or removed.
6. The Architectural Control Committee reserves the right to require some type of planting to be placed around the structure for screening purposes.

BASKETBALL GOALS

1. Plans must show dimensions, appearance, and proposed location on a site plan.
2. Basketball goal pole must be black in color.
3. The backboard must be clear.

MISCELLANEOUS PLAY EQUIPMENT

Miscellaneous play equipment including but not limited to sport nets (golf nets, soccer goals, batting net), hammocks, tree swings, zip lines, and dome climbers must be removed from the front yard or concealed from public view within the back yard when not in active use. If the equipment cannot be concealed from public view within the back yard, it must be removed when not in active use.

HOLIDAY AND SEASONAL DÉCOR

Owners and residents may display decorations related to holidays and seasonal events in season only from 60 days prior to 20 days after the date of the holiday or event.

FLAGS AND FLAGPOLES

1. Plans must show dimensions, materials, appearance, and proposed location on a site plan.
2. The Architectural Control Committee must approve all flags. The United States of America Flag, the State of Texas Flag, and the United States of America Armed Forces Flags are pre-approved.
3. The total height of the flagpole may not exceed 20 feet in height.
4. The flagpole must be constructed of aluminum.
5. The flag may be no larger than 3' x 5'.
6. If flag becomes worn or in a state of disrepair, the flag must be replaced.
7. Only two flags may be flown from the flagpole at a time.
8. Poles must be black, bronze, or silver in color.
9. Only one flagpole per property.

WOOD FENCES

1. Plans must show dimensions, materials, appearance, and proposed location on a site plan.
2. All wood fences must be constructed out of Cedar wood.
3. Fence stain is not required. However, if you choose to stain your wooden fence, it must be stained with the approved stain color. Please contact the association office prior to staining to confirm the approved stain color for your phase.
4. Please note that your property may have phase and/or lot specific fence restrictions. Please contact the association office prior to installation to confirm the fence requirements for your phase and lot.

IRON FENCES-GOLF COURSE LOTS

1. Plans must show dimensions, materials, appearance, and proposed location on a site plan.
2. The height of the iron fence must be 5 feet.
3. Vertical bars must be 4" on center.
4. Posts must be 6" x 6" posts on rear property line corners, 4" x 4" posts on inside corner posts other than rear property line corners, and 2" x 2" if not on a corner.
5. Stringers must be 1" stringer on 8' spans, 1 ¼" stringer on 10" spans, and 1 ½" stringer on 12' spans.
6. The fence must be black in color.

DOG KENNELS

1. Dog kennels will be considered for approval on a case-by-case basis.
2. Plans must show dimensions, materials, appearance, and proposed location on a site plan.
3. A description of the use of the kennel must be noted on the plans.
4. Kennels must be kept clean and neat at all times.
5. Kennels shall not be used for breeding purposes.

POLITICAL SIGNS

All political signs which meet the set restrictions described below will be considered pre-approved.

1. Political signs are limited to one sign per candidate or measure.
2. Political signs may not be placed earlier than the 90th day prior to the election to which the sign relates and must be removed no later than the 10th day after the election date.
3. Political signs may not be larger than 4 feet by 6 feet.
4. All political signs must be ground-mounted and may not be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object.
5. Signs may not include the painting of architectural surfaces.
6. Signs may not contain roofing material, siding, paving materials, flora, balloons, lights, or any other similar building, landscaping, or nonstandard decorative component.
7. Signs may not threaten the public health or safety; may not violate a law; may not contain language, graphics, or any display that would be offensive to the ordinary person; and may not be accompanied by music or other sounds, or by streamers, or be otherwise distracting to motorists.
8. The association may remove a sign displayed in violation of a restrictive covenant permitted by this section.

SIGNS (NON-POLITICAL)

All signs which meet the set restrictions described below will be considered pre-approved. All other signs must be reviewed and approved by the Architectural Control Committee. Signs which will fall under these restrictions include but are not limited to contractor, builder, realtor, garage sale, and estate sale.

1. Signs may have a maximum height of 36" from ground level to the top of the sign, and a maximum width of 42".
2. No more than 3 signs may be placed in one yard at any given time.
3. Signs must be ground mounted. No sign may be placed on any common area, side yard, fence, light poles, or on a traffic control device.
4. Signs may not have lights.

5. Signs may not be installed until the event or project commences and must be removed within 48 hours after the event or project is over.
6. Signs that do not meet these requirements will be reviewed on a case-by-case basis.

Please note that any existing structures built or installed without Architectural Control Committee approval prior to the filing date below date must be submitted for approval to the Committee.

These amended standards are effective upon filing in the Official Records of Brazos County, Texas.

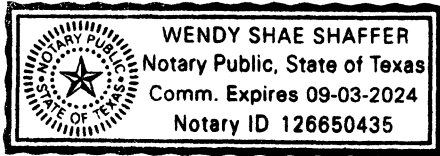
Pebble Creek Owners Association, Inc., a Texas non-profit corporation

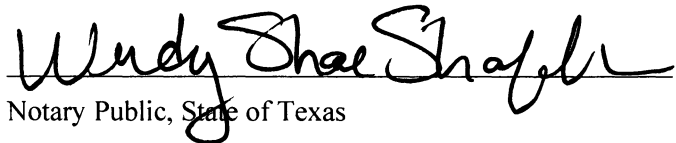
By: 

LLOYD DAVIS, President

STATE OF TEXAS §
 §
 COUNTY OF BRAZOS §

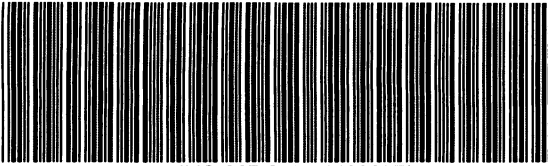
This instrument was acknowledged before me on the 22 day of November, 2022 by Lloyd Davis, President of Pebble Creek Owners Association, a Texas non-profit corporation.




 Notary Public, State of Texas

My Commission Expires: 9-3-2024

Record and Return To:
 Pebble Creek Owners Association
 P.O. Box 10660
 College Station, TX 77842



VG-267-2023-1493277

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1493277
Volume : 18430
Real Property Recordings

Recorded On: January 17, 2023 03:50 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1493277
Receipt Number: 20230117000152
Recorded Date/Time: January 17, 2023 03:50 PM
User: Patsy D
Station: CCLERK07

Record and Return To:

Pebble Creek Owners Assoc.
P. O Box 10660
COLLEGE STATION TX 77842



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX