

APPENDIX A - IMPROVEMENTS/CHANGES ALLOWED WITHOUT ARC APPROVAL

For further details please see sections referenced for each item listed below.

1. **Address house numbers** that are painted on the curb by local vendors for a small fee do not require ARC approval, however they will fade over time and is subject to being rubbed off by vehicle tires and/or street sweepers. (Refer to [Section 6.2](#))
2. **Antennas, Satellite, or Air Wave Reception/Transmission Dishes** as described in [Section 6.10.2](#). Vivint® antennas do not require ARC approval.
3. **Portable basketball goals** as described in [Section 6.10.1.3](#).
4. **Clotheslines** placed behind the dwelling and no taller than (6') feet in height. (Refer to [Section 6.10.3](#))
5. **Collapsible and portable canopies or gazebos** designed for easy set-up and storing away, may be used for special occasions for no more than three (3) days, but only if used behind the dwelling and stored away following the event. (Refer to [Section 6.8.4](#))
6. **Decorations during holidays** displayed no earlier than forty (40) days before Christmas; thirty (30) days before all other holidays; and, removed no later than fifteen (15) days following the actual holiday's date (January 16 for the Christmas holidays). (Refer to [Section 6.7](#))
7. **Decorations for special events** such as birthdays, anniversaries, newborns, returning veterans, etc. displayed on the premises for no more than three (3) days. (Refer to [Section 6.7](#))
8. **Flag poles mounted on the dwelling** are limited to two (2) and may not exceed six (6') feet in length. (Refer to [Section 6.6.1](#))
9. **For sale, for lease, open house, political, and alarm/security signs** only on residential properties as defined in [Section 9](#).
10. **Outdoor furniture, ornamentation, and other objects** placed behind the dwelling, provided they are maintained in good condition, not visible from the street and are not offensive to the neighbors. (Refer to [Section 6.10.6](#))
11. **Garden hose hangers** attached on the side of the dwelling next to the faucet. (Refer to [Section 6.12.2](#))
12. **Garden hose reels** that stand alone and kept next to the faucet. (Refer to [Section 6.12.2](#))
13. **Gutters and downspouts** that are color compatible with the dwelling's exterior brick and trim, and the downspouts are positioned to minimize the flow of water onto adjacent properties. (Refer to [Section 6.9.4](#))
14. **Rain barrels** for capturing water for plants and gardens if placed behind the fence. (Refer to [Section 6.12.1](#))
15. **Repairing driveways, driveway aprons, and walkways** with the same uncolored concrete material and broom finished. (Refer to [Section 6.3](#)) **Sidewalks and curbs** are the responsibility of Bexar County Public Works. (Refer to [Section 6.3.3](#))
16. **Repairing or replacing wooden fences and gates** with posts and boards of the same textured surface, size and height as previously approved. Wooden posts must be 4" x 4" and pickets may be either 1" x 4" or 1" x 6", but not mixed and may not exceed six (6') feet in height. The type of wood

must be the same, but not mixed (e.g. cedar must be replaced with cedar, etc.). If replacing any part of a stained fence, the new wood must also be stained the same color. (Refer to [Section 6.5.2](#))

17. **Seasonal Plantings** do not require ARC approval for those in the front of the dwelling or for hanging or potted plants if they are kept within 'reasonable' numbers. (Refer to [Section 6.11.2](#))
18. **Replacing trees** with the same species does not require ARC approval if it is/are no closer than ten (10') feet from the curb, including corner lots. (Refer to [Section 6.11.2](#))
19. **Replacing shrubs or bushes** in front of the dwelling, within ten (10') feet from the curbs, may not exceed three (3') feet in height as measured from ground level to avoid blocking the view of motorists at intersections or while backing out of driveways. (Refer to [Section 6.11.2](#))
20. **Replacing roofing** with the same materials and color as previously approved. (Refer to [Section 6.14](#))
21. **Repainting** outside buildings/structures the same color as previously approved.
22. **Re-staining fencing or outside structures** the same color as previously approved.
23. **Solar panels** if installed according to Federal, State, and local laws and installation complies with local energy company's requirements. (Refer to [Section 8.11.1](#))
24. **Solar window screens** that are color compatible with the dwelling.
25. **Solar and accent low voltage/wattage lighting** of driveways and walkways that do not produce a bright glare onto any street or adjoining properties and the number of lights are reasonable.
26. **Sprinkler systems (below ground and automatic)** if the installation meets the requirements of Texas House Bill 1656. (Refer to [Section 6.12.1](#))
27. **Security cameras** may be placed on the dwelling, and do not require prior ARC approval, provided they do not encroach upon the neighbors privacy (i.e., windows, doors, patios, decks, or pools).
28. **Storage containers such as PODS and Packrat** up to 5 days. Additional days require the approval of the Standards Superintendent. (Refer to [Section 6.15](#))
29. **Storm/security glass doors** that do not have the appearance of burglar bars and the door frame's color is compatible with that of the dwelling. (Refer to [Section 6.9.3](#))
30. **Trampolines do not require** ARC approval if placed behind the dwelling and in a location to minimize visibility from the street. Placement **no closer than** two (2') feet from any fencing. (Refer to [Section 6.10.1.4](#))

Note: Tenants may not make improvements/changes, in accordance with the 'Standards' without the Homeowner's written permission which must accompany the PIA. All items above apply to Homeowners and items 3, 5, 6, 7, 10, 12, 17, 19, 25, and 28 also apply to Tenants.