

TANGLEWOOD OAKS OWNERS ASSOCIATION

ARCHITECTURAL COMMITTEE RULES

Introduction.....	1
Architectural Committee.....	1
What Must Have Approval.....	1
Improvements.....	2
Common Area and Facilities.....	2
How to Submit an Architectural Request.....	2
When Will You Know if Your Request Has Been Granted?.....	3
Will Someone Inspect the Completed Project?.....	3
What About Special Cases?.....	3
Adoption of These Rules.....	3

INTRODUCTION

The community of Tanglewood Oaks is intended by its residents to embody high quality standards in single family, detached housing. The style and image of individual residences are critical in developing the essence of quality living that Tanglewood Oaks affords.

To maintain Tanglewood Oaks as a residential environment of high quality, the Architectural Committee (AC) is granted by the Declaration of Covenants, Conditions, and Restrictions (CC&R) and the Tanglewood Oaks Owners Association Board of Directors the power of review and approval of all visible improvements made on each residential lot in Tanglewood Oaks.

These rules do not supercede or supplant the CC&R in any form.

ARCHITECTURAL COMMITTEE

The AC has been established in accordance with the CC&R of Tanglewood Oaks and the Bylaws of Tanglewood Oaks Owners Association. The purpose and intent of the AC is to regulate the design of visible improvements in Tanglewood Oaks to ensure high quality architectural design to maintain the conceptual plan as provided in the CC&R for Tanglewood Oaks.

Improvements should be designed and constructed to be attractive and harmoniously blend with the existing homes and natural surroundings in Tanglewood Oaks.

WHAT MUST HAVE APPROVAL

No visible improvements may be constructed, changed or removed without prior written approval of the AC.

The AC may regulate the design, materials, construction, repair, maintenance and removal of visible improvements to assure high quality in architectural design, color, size, finish, etc. to maintain the conceptual plan as provided in the CC&R for Tanglewood Oaks.

The review process for approval of plans by the AC has been established to evaluate construction plans to ensure general conformity with the application of the CC&R and the rules set out herein.

ARCHITECTURAL COMMITTEE RULES

The AC's guidelines in regard to the issuance of variances are:

1) Harmony with overall community;

Does the proposed improvement harmoniously blend with the existing homes and natural surroundings in Tanglewood Oaks?

2) Location and impact on neighborhood;

What effect does the proposed improvement have on the property value of neighboring homes and the Tanglewood Oaks community as a whole?

3) Consistency;

How would it look like if everyone in Tanglewood Oaks had it?

AC approval is aesthetic in nature and approvals are for the purposes of Tanglewood Oaks only. Compliance with all applicable building codes, permit requirements, and laws, etc. is the sole responsibility of the homeowner applicant.

IMPROVEMENTS

Any and all visible changes and/or construction affecting the exterior of any house and/or lot, or common area and facilities. Included are original improvements and all subsequent changes, additions, removals, treatments, and replacements, etc. All improvements require prior written approval from the AC before the improvement starts.

COMMON AREA AND FACILITIES

Common areas and facilities are subject to AC approval and the same set of guidelines as improvements on privately held property in our community. Common areas are defined as property, including green belts, medians, inlands, rights of way, easements, and any structures thereon that the Board deems necessary or appropriate to maintain for the common benefit of Tanglewood Oaks homeowners.

HOW TO SUBMIT AN ARCHITECTURAL REQUEST

All architectural requests, notices, plans, etc. are to be submitted to the Association management company for subsequent distribution to the AC, as appropriate. The owner can mail the attached form to:

Architectural Committee, Tanglewood Oaks Owners Association
ATTN: J W Phelps
P O Box 340622
Austin, TX 78734

For all improvements the applicant must provide a written request for approval, utilizing the Tanglewood Oaks Owners Association architectural request form, to the management company at least 30 days before construction begins. The request shall describe the nature and extent of the proposed improvements, as well as the anticipated construction schedule and completion date. The applicant must also submit a set of drawings that includes one or more of the following (as applicable):

- Existing site plan/tree survey
- Scale drawings of improvements on site plan
- Grading plan/slab elevation
- Floor plans
- Exterior building elevation drawings
- Material specifications (wood, metal, siding, etc.)

ARCHITECTURAL COMMITTEE RULES

- Color Palette (brick, paint, etc.)
- Landscape plan
- Supporting documentation
- Picture or drawings depicting improvement(s) when complete

WHEN WILL YOU KNOW IF YOUR REQUEST HAS BEEN GRANTED?

The AC will approve or deny requests, plans and/or designs for improvements within 30 days after receipt of same by management company. Additional information may be required to facilitate approval. If the AC takes no action within the 30 days, improvements may be initiated, provided they are in compliance with the CC&R. The AC will notify the homeowner of the approved (or denied) requests and any conditions thereof, in writing, within a week of reaching a decision.

WILL SOMEONE INSPECT THE COMPLETED PROJECT?

After the project is completed, a member of the AC will inspect the property for conformity with original plan and compliance with additions attached to the approval.

WHAT ABOUT SPECIAL CASES?

The AC, upon submission of a written request in recordable form, may grant a variance to those portions of the CC&R that pertain directly to the subject improvement(s). Approval of the variance by at least two of the three voting members of the AC is required.

Such variances, when granted, will ensure that the improvement(s) blend with the general architectural style and design of the community, and are in harmony with the natural and built surroundings, as provided in the CC&R.

Written requests for variances will be considered approved if the AC has not, in writing, responded to the request within 30 days of receipt. The granting of any variance, explicit or implied will not operate to waive or amend any of the terms or provisions of the CC&R, or these rules applicable to Tanglewood Oaks, except as to the particular property and in the particular instance covered by the variance. Such variance shall not establish a precedent or future waiver, modification, or amendment of the terms and/or provisions of the CC&R or these rules.

ADOPTION OF THESE RULES

The above rules are approved and adopted by the Tanglewood Oaks Owners Association Architectural Committee on April 15, 1999