

White Oak Shores Owners Association Architectural Control Rules
Amended and approved by BOD and membership on 4-28-2012

- The duties of the ACC Members with the guidance of the Board of Directors shall be to protect the lot Owners of WHITEOAK SHORES Subdivision from improper use of Lots, to obtain harmonious architectural scheme, to encourage and secure attractive usage, maintain proper set back from streets and easements and to provide adequately for a type of high quality improvements on owners lots. The ACC is devoted to help protect each lot Owners' investments and enforce the Deed Restriction and to preserve the beauty of WHITEOAK SHORES.
- Lot Owners shall, prior to start of a construction project, obtain an Application for ACC approval from the Park Manager or designated ACC member.
- Lot Owners are not permitted to start any construction projects requiring ACC approval until the lot owner receives the approved requested application with needed ACC signatures. Lot Owners shall submit detailed plans, materials and specifications with drawings which includes all four exterior elevations, roof height and base dimensions to include lot plan of structure location to the ACC for approval 30 days prior to start of a major construction project; Example: Boat/Recreational storage buildings, Sun/Screen Rooms, Storm Shelters, Gazebos and Bathroom storage buildings.
- Lot Owners agree to sign a Construction Contract and intent to inhabit agreement for boat storage buildings, recreational storage buildings, sunrooms, screen rooms and storm Shelters at the time ACC application is approved for the construction project based on ACC recommendations and alterations if required. Should the Lot Owner refuse to sign a Construction Contract, their project is not permitted and cancelled.
- After ACC approval of a major construction project, lot Owner will have 30 to 90 days depending on difficulty of project, for completion or acquire an ACC Approved Extension with a 30 to 90 day maximum time span.
- Any application not approved by the ACC may be appealed to the BOD for final decision.

**BOAT STORAGE BUILDINGS, RECREATIONAL STORAGE BUILDINGS,
STORAGE BUILDINGS, UTILITY BUILDINGS, LAUNDRY SHEDS AND
BATHROOM BUILDINGS, COMBINATION CARPORT AND STORAGE
BUILDING**

Boat Storage Buildings or Recreational Storage Buildings are buildings that contain 240 square feet or more. Building must be constructed of metal and built on a minimum of a 4" concrete slab.

- Must be built to commercial standards with the required materials and specifications outlined below:
 - a) Metal framing
 - b) Metal exterior walls and roof- metal on the walls must be built with one color and not multiple colors, however the roofing does not have to be built with the same color metal as the wall as long as the metal on the roof and wall match. The trim must also be built with colors to match the walls and roof.
 - c) Must be built on minimum 4" reinforced concrete slab
 - d) Must include a Metal roll up garage door or standard metal garage door
 - e) Height: maximum on outside walls 12' total height with 14' roof total height
 - f) Windows: limited to 3 windows, each window not exceed 20 square feet.
 - g) Minimum: 12' x 20' or 240 square feet total
 - h) Maximum: 14' x 30' or 420 square feet total

Storage Buildings, Utility Buildings, Bathroom Buildings or Laundry Sheds are buildings that contain 200 square feet or less.

- Building must be built with one of the following: Metal, vinyl, wood or Hardy board (cement siding) exterior with wood, metal, brick, stone, stone veneer framing. Painted or stained.
- Roof must be built with a minimum 15 year composition asphalt roofing tiles or approved metal. No rolled asphalt roofing material permitted.
- Flooring – must be built with one of the following materials: wood which can be built on a skid or if built on site, no skid is required, cement slab, vinyl decking materials or composite decking materials.

Combination Storage Building/Carport Required Materials and Specifications:

- Must be built with metal siding and metal roofing-- metal on the walls must be built with one color and not multiple colors, however the roofing does not have to be built with the same color metal as the wall as long as the metal on the roof and wall match. The trim must also be built with colors to match the walls and roof.
 - Storage building section of building shall not exceed 200 sq. ft.
 - Member shall not be allowed to totally enclose carport section. In the event lot owner(s) wishes to totally enclose the carport section the same rules for the boat storage building, recreational building will apply to this type of structure.
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- Lot Owner/Applicant agrees to submit a complete detail drawing/plan with approved materials prior to ACC approval. Drawings must include exterior elevations, dimensions and materials if the building is built on site. Any changes in the original drawings after the ACC has approved application must be resubmitted to the ACC for approval. Lot Owner agrees that deviation from the plans or materials will invalidate the approval which may result in removal at lot owner's expense of boat storage, recreational storage building or storage building.
 - If the building is not constructed on-site, lot owner must include in the ACC application where the building is being purchased from and the materials the building is constructed with; along with photographs of building if possible.
 - The ACC application must include the location of structure on footprint of the lots to insure building is located at least 5' from the owner's property line.
 - Owner is allowed one storage building, carport combination storage building per lot owned and only one boat storage or recreational storage building per property owner will be allowed or approved and the boat or recreational storage building will be considered in the number limit of storage buildings a lot owner can have.
 - Lot Owner must complete an intent to inhabit agreement and construction contract agreement with White Oak Shores Owner's Association before approval by the ACC will be granted for construction of boat storage building or recreational storage building.
 - Boat Storage Building, Recreational Storage Building, utility rooms, bathroom storage building, laundry sheds or combination carport storage building must be maintained to new standards. If deterioration develops and complaints are submitted to the ACC or BOD, the ACC will investigate the issue and notify corrections to the owner. If lot owner fails to correct, the ACC will refer the issue to the BOD for enforcement action.
 - The ACC shall be notified 30 days prior to construction. After lot Owner receives approval, project completion is 3 months or lot owner is required to apply for ACC Approved extension with a 30 to 90 day maximum time span.

COVERS/AWNINGS – Boat or Vehicles

- Required materials are metal post with metal roofing (no wood)
- *Member is allowed to cover metal post with stone, brick or stone veneer with ACC approving the materials.*

Completion time:

- 30 days from ACC approval or an ACC Approved Extension with a 30 to 90 day maximum time span.
- Cover/Awning can have three (3) sides enclosed with metal for windbreak wall, the color must be the same color as the metal used on the roof - no total enclosures allowed.

COVERS/AWNINGS – Patio, RV

- Required materials are metal post with metal roofing (no wood)
- Member is allowed to cover metal post with stone, brick or stone veneer, the ACC must approve the materials.

Completion time:

- 30 days from ACC approval or an ACC Approved Extension with a 30 to 90 day maximum time span.
- Cover/Awning can have two (2) sides enclosed with metal for windbreak wall- the siding metal must be the same color as the roofing metal - no total enclosures allowed

PARK MODELS

Requirements:

- All Park Models require inspection upon entering the park for the first time. Member must notify office or ACC member prior to entering subdivision.
- Only Park Models commercially manufactured by a licensed RV dealer or RV manufacturer that specializes in building Park Models will be allowed into the WhiteOak Owners Association subdivision. The RV must be labeled as a Park Model and must meet State of Texas size standards..
- Park models with lofts are allowed, lofts do not count toward the square footage
- Park Models must have ACC approved and working holding tanks.
- All Park Models per the Deed Restrictions will maintain a neat, clean and in good repaired condition at all times. Complaints of Park Models needing repair may result of owner making necessary repairs or the park model will be required to be removed from the park and repaired. The park model will require an inspection by the ACC before Park Model can be brought into the WhiteOak Shores Subdivision.
- Member is required to install underpinning around the park model after it is installed on lot. Underpinning must be installed within 90 days after the park model has been setup and is being occupied by member.

RV's/PULL TRAILERS, FIFTH WHEEL, MOTOR HOMES

Requirements:

- All RV's/Pull Trailers, Fifth Wheels, and Motor Homes require inspection upon entering the park for the first time. Member must notify office or ACC member prior to entering the subdivision.
- All RV's are required to have working holding tanks.
- All RV's per the Deed Restrictions, will maintain a neat, clean and in good repaired condition at all times.
- Complaints of RV's needing repaired, may result of owner repairing or be removed from the park and repaired and inspected by the ACC before entering back returning to WhiteOak Shores subdivision.

FENCES

- Fences can be constructed of the following approved materials: Pressure treated new wood, New Pine or Cedar Wood Fence Panels Vinyl, PVC, Wrought Iron, Cedar posts, Chain Link or Metal Post with square weld wire fencing. The ACC must approve all materials before fence is constructed.
- Maximum height is six (6) feet on lots located within the interior perimeters of WHITEOAK SHORES Subdivision.
- Maximum height on Lots that border the exterior of WHITEOAK SHORES subdivision is eight (8) feet on the property that borders neighboring properties outside of WHITEOAK SHORES Subdivision.
- Fences must be maintained to new standards. If deterioration develops and complaints are submitted to the ACC or BOD, the ACC will investigate the issue and notify corrections to the lot owner. If lot owner fails to correct, the ACC will refer the issue to the BOD for enforcement action.

Completion time:

30 days from ACC approval or an ACC Approved Extension with a 30 to 90 day maximum time span.

PROPANE TANKS

Requirements:

- Propane tanks over 125 lbs each must either be buried or shielded from view by a barrier fence. Propane tanks shall not exceed 250 gallons.
- The ACC shall approve location of tank.

GAZEBOS

- Gazebo is required to be built with at least one of the following approved materials: Metal post, Metal Roof, New pressure treated wood, PVC, Vinyl or Composite
- Flooring materials to consist at least one of the: New pressure treated wood, Composite or Concrete slab.

Completion time:

- 3 months from ACC approval or an ACC Approved Extension with a 30 to 90 day maximum time span.

SUNROOM OR SCREEN ROOM

- Lot owners must have an RV, Motor Home, Fifth Wheel or Park Model unit maintained on site as defined in the WHITEOAK SHORES OWNERS ASSOCIATION Declaration of Covenants, Conditions and Restrictions before building or adding on a Sunroom or Screen room. Lot Owners must keep an RV or Park Model on premises at all times to qualify for the Sunroom or Screen room if the owner removes the RV, Motor Home, Fifth Wheel or Park Model for any reason and does not replace it within 30 days, and if the Unit is not replaced within 30 days, lot owner must notify the Park Office with the specified or expected date of when the RV, Motor Home, Fifth Wheel or Park Model will be replaced . In the event the RV Unit is not installed on the property within specified time frame; the Sunroom or Screen Room must be removed at the lot owner's expense from owner's lot. If RV, Motor Home, Fifth Wheel or Park Model is removed and lot owner does not replace, the lot owner will have to re-submit plans to rebuild the Sunroom or Screen room to the ACC and receive a new approval. If lot owner owns a Motor Home and leaves for more than 30 days, Owner must notify Park Office of this action to be documented and filed in owner's file. In the event property owner puts property up for sale, lot owner may remove RV Unit while the lot(s) are in the process of being sold. When the sale is finalized, the new lot owner shall have 30 days to install RV, Motor Home, Fifth Wheel or Park Model on property. If the new property owner is in the process of purchasing a RV, Fifth Wheel, Motor Home or Park Model and is unable to install within the required 30 day the new property owner is required to notify the Park Office with the expected delivery date.
- Prior to construction lot owner must submit to the ACC the detail drawings including all 4 elevation drawings, structural plans and material types for Sunroom or Screen rooms for approval. Lot Owner agrees that deviation from the drawings/ plans/materials without ACC approval will invalidate the approval which may result in removal of Sunroom or Screen Room at owner's expense.
- Lot Owner must complete intent to inhabit agreement and construction contract with WhiteOak Shores Owners Association before approval by the ACC will be granted for construction of a Sunroom or Screen Room.
- Sunrooms or Screen Rooms must be maintained to new standards at all times. If deterioration develops and complaints are submitted to the ACC or BOD, the ACC will investigate the issue and report to the BOD. The BOD will notify the lot owner if corrections need to be made to the Sunroom or Screen room structure.
- Sunroom or Screen Room may not be used as a primary living or sleeping quarters.
- If any applications for the Sunroom or Screen room should not be approved by the ACC; lot owner may appeal to the Board of Directors for a final decision.
- Owner is limited to one (1) Sunroom or Screen Room per RV, Motor Home, Fifth Wheel or Park Model. Owners with multiple lots cannot erect a Sunroom or Screen Room on an unadjoining or separate lot and house an RV, Motor Home, Fifth Wheel or Park Model elsewhere in the park on their other lot.
- If the WOS Member or owner who constructed the Sunroom or Screen Room decides to sell any adjoining lot where the Sunroom or Screen Room conflicts with the property easement, the Sunroom or Screen Room must be altered to reflect the required five (5) foot property easement.
- Under no circumstances are Sunrooms or Screen Rooms be constructed to house or totally enclose any part of the RV, Motor Home, Fifth Wheel or Park Model with the exception of a roof structure to protect the RV, Motor Home, Fifth Wheel or Park Model. Any exposed wood finish on Sunrooms or Screen Rooms must be maintained in a painted or stained finish.

Required Materials:

- Sunrooms or Screen Rooms must be constructed of metal, pressure treated wood, vinyl, glass, glass windows, stone, brick, stone veneer, manufactured sunroom kits. Interior framing lumber can be used as the interior wall structure on sunrooms.
- Screen Rooms exterior framing must be constructed of metal, pressure treated wood, vinyl, stone, brick, stone veneer, manufactured screen room kits, rust proof screen materials.
- Sunrooms or Screen Rooms must be constructed on a cement slab, composite decking materials, or pressure treated wood deck
- The roofing materials on Sunrooms or Screen Rooms must be constructed of metal or at a minimum a 25 year asphalt composition.

Building Structure:

- Sunrooms or Screen Rooms must not exceed 1000 square feet over-all internal foot print in size, (does not include exterior walls due to difference insulating materials and structure elements-materials). The shape may be square, rectangular, "E1" shape or any combination there-of only with the ACC approval of the submitted plans as to appear uniformly with other existing structures with-in White Oak Shores. When constructed, Sun Rooms or Screen Rooms are to observe the standard set back from property easement lines similar to any other structure with-in White Oak Shores.
- Sunrooms, screen rooms built as free standing structures must be built on contiguous lot which contains a RV, Motor Home, Fifth Wheel or Park Model. All exterior walls of the self supporting Sunroom structures that are not connected to RV, Motor Home, Fifth Wheel or Park Model must be constructed with a minimum of 50% glass and the remaining solid wall structure constructed with approved materials as outlined in the approved materials section of the Sunroom or Screen Room rules.
- Screen rooms must be constructed with a minimum of 50% screening materials and the remaining solid wall structure constructed with ACC approved materials as outlined in the approved material section of the sunroom or screen room rules
- Sunrooms that are temporarily attached to RV, Motor Home or Fifth Wheel must be constructed with a minimum of 50% glass, and the remaining wall structure constructed with approved materials as outlined in the approved materials section of the sunroom or screen room rules. The wall that is temporarily attached to the RV, fifth wheel or motor home must be constructed with the same approved materials of the other walls, this wall is not required to be glassed and is not included in the % calculation formula of the other wall structure materials as long as the wall is butted up to RV, Motor Home or Fifth Wheel.
- The Sunroom or Screen Room can be permanently attached to a Park Model however the same rules requirements apply for Sunrooms, Screen Rooms are the same as the rules for temporarily attached to RV's, Motor Homes or Fifth Wheel with the exception the structure can be permanently attached.
- Approval requires the signatures of the ACC including one Board of Director of WhiteOak Shores Owners Association. Construction must begin within 30 days of the ACC approval date and the exterior of project must be completed within 90 days of the constructions start date or an extension must be obtained from the ACC with a 30 to 90 day maximum time span.

FIREPLACES – OUTDOOR

Outdoor Fireplace is required to be built with at least one of the following approved materials-Rock, Brick and Concrete or ACC approved materials.

Completion time:

- 3 months from ACC approval or an ACC Approved Extension with a 30 to 90 day maximum time span.

CULVERTS

Culvert is required to be built with at least one of the following approved materials:

- Metal or U.S. Approved plastic.

Size Requirements

- Minimum size: 12"
- Maximum size: ACC approved according to ditch depth and run off elevation.

Completion time:

- 30 days from ACC approval or an ACC Approved Extension with a 30 to 90 day maximum time span.

DECKS

Deck is required to be built with at least one of the following approved materials: New pressure treated wood; decking composite materials or ACC approved used pressure treated wood.

Size Requirements:

- Determined by Lot Owner

Completion time:

- 30 days from ACC approval or an ACC Approved Extension with a 30 to 90 day maximum time span.

SIGNS

Approved signs:

- ACC approved signs, yard sale signs, lot identification signs, for sale signs, decorative or Realtor signs.
- NO THREATENING OR DEROGATORY SIGNS

STORM SHELTERS/CELLARS

Requirements:

- Storm shelters/cellars require approval by the Board of Directors.
- The location shall be approved by the ACC.
- In addition to completing an ACC application, owner is required to sign a construction contract before construction can begin.

Completion time:

- 30 days from BOD approval and ACC location approval or an ACC Approved Extension with a 30 to 90 day maximum time span.

STATE OF TEXAS
COUNTY OF WOOD

This instrument was acknowledged before me on _____ the day of _____ 2012, Susan Tyler, President on behalf of WhiteOak Shores Owners Association, a Texas Nonprofit Corporation.

Notary Public Printed Name: _____
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF WOOD

This instrument was acknowledged before me on _____ the day of _____ 2012, Kenneth "Tootie" Joiner, Vice President on behalf of WhiteOak Shores Owners Association, a Texas Nonprofit Corporation.

Notary Public Printed Name: _____
My Commission Expires: _____