



Architectural Guidelines

Deed Restriction Guidelines and Clarifications - Adopted January, 2014

To better serve your neighborhood and assist you in enhancing the image and the property values of Mayfield Ranch, the Architectural Control Committee ("ACC") has drawn together some general guidelines addressing the most commonly asked questions regarding Deed Restrictions as they pertain to ACC issues. Often residents do not get a chance to read the Deed Restrictions thoroughly resulting in accidental violations that create awkward situations, which can be expensive for both the Association and the individual lot owner to rectify. Therefore, we hope you find these guidelines helpful and we encourage you to take a few moments to familiarize yourselves with them. We welcome your questions and comments regarding the Deed Restrictions for Mayfield Ranch.

All Improvements as defined in Article 5, Section 5.10 and 5.20 of the Mayfield Ranch Declaration of Covenants, Conditions and Restrictions, ("Deed Restrictions") must be approved by the Architectural Control Committee ("ACC") before construction begins.

1. **Storage Sheds:** Storage sheds must be constructed of materials equivalent to those used in the construction of the home. For example:
 - Have a pitched roof of the same pitch as the main dwelling structure
 - The shed must be constructed of wood or masonry
 - The siding must be of at least the same quality/color as that used on the home.
 - The paint must match the color of the trim of the home.
 - The shingles must be either the same as on the home or wood shake shingles.
 - Metal and plastic sheds will **not** be allowed.
 - **Sheds may not exceed eight (8) feet in height.**
 - No building may be located nearer than five (5) feet to an interior lot line.

2. **Arbors/Patio Covers:** Arbors and patio covers must meet the following:
 - Be of cedar or a wood that is painted to match the home. (All other materials will be reviewed on a case by case basis.)
 - Be shingled to match the home.
 - Lattice on the arbor will be considered.
 - Approved stain colors should be Behr Natural #500, Natural Cedar #501 or Cedar Natural Tone #533. Behr brand is not required, but color should match.

3. **Decks:** Backyard deck additions must meet the following:
 - Be of cedar or a wood that is painted to match the home. (All other materials will be reviewed on a case by case basis.)

4. **Room Additions:** Additions to the home may be considered if they meet the following:
 - The garage cannot be converted into a room.
 - All materials used match those of the home, including siding, brick, windows, paint color, shingles, etc.
 - Sunrooms will be considered.

(Approval by the ACC does not waive a municipality's permit requirement. Please check with your contractor or with the City of Round Rock prior to the construction of any building or addition.)

5. **Fences:** Fence construction is a function of the homebuilder; however, if you are considering an adjustment and/or repair to the fence, it will need to meet the following criteria:
 - Fences shall be of wood, wrought iron or decorative metal construction
 - Fence shall not exceed six (6') feet in height
 - A fence may only incorporate side and rear yards. Side fences may not extend past the front of the home.
 - All fences facing the street must be stained a natural/clear cedar tone. Approved stain colors should be Behr Natural #500, Natural Cedar #501 or Cedar Natural Tone #533. Behr brand is not required, but color should match.
6. **Garbage Container Screening:** All garbage containers must be appropriately screened from view except on trash pick-up day. There are a number of ways to accomplish this. Summarized below are two acceptable alternatives:
 - A. **Fence.** Placing your container behind the existing privacy fence is an easy and inexpensive alternative.
 - B. **Garage.** After garbage day, return the container inside your garage. This again is an inexpensive solution that does not require ACC approval or notification.
7. **Basketball Goals:** Basketball goals are allowed with prior written ACC approval. The goal location should be noted on the site plan with dimensions. Goals may not be installed or stored in front of the garage facing the street. The home owner must maintain equipment (pole, backboard, rim and net) in good condition at all times. The recommended location for goals would be between the 10ft (PUE line) and 20ft (House Build line) setbacks found on each property lot plat. Special considerations will be reviewed for any houses located closer to the street or further back from the standard setbacks.
 - Permanent goals must meet the following criteria:
 - Metal pole must be permanently mounted vertically in the ground.
 - Portable goals must meet the following criteria:
 - Goal should be kept to the side of the driveway in a full upright position.
 - Goal may be temporarily moved to the curb, but must be returned to the side of the driveway after play or end of the day.
 - Goals may NOT be located in the street.
 - Goals could be stored behind the fence along the side or back yards in a non-upright position.

8. **Playscape/Playground equipment:**

- All playscape, trampolines, play structures are required to have ACC approval prior to purchase or installation:
- Must be located where the equipment will have minimum impact on adjacent Lots, be screened from public view.
- All equipment must be of earth tones colors, i.e., medium to dark greens, browns, and tans.
- Bright primary colors will not be permitted.
- Views of playscape/playground equipment and trampolines must be reduced from public streets and adjoining units whenever possible.
- They must not be located any closer to a property line than the established building setbacks.
- Trampolines, whether portable or non portable must be placed no closer than 10' to any property line. Playscapes, playground equipment and trampolines are prohibited in the front yard.

9. **Landscaping:** All *significant* landscaping improvements need ACC approval. Other general guidelines (see item 16 for bamboo) regarding landscape material are:

- Permanent Turf Grasses shall be either Bermuda or Buffalo 609
- Trees and other foliage over 2' tall need AC approval.
- Masonry retaining walls need AC approval.
- Ground cover is defined as a planting of low plants (such as ivy) that covers the ground in place of turf. Rock or stone are not acceptable for use as a ground cover.

Other landscaping related items that require ACC approval prior to installation:

- A. **Lawn Furniture.** Lawn furniture (wrought iron/wood bench) in good repair is allowed on front porches and may be considered otherwise by the ACC, but must be incorporated into a landscape theme if visible from other lots.
- B. **Decorations.** A bird bath, fountain, or pottery decor will be considered with prior written approval from the ACC. Notwithstanding exterior holiday decorations, plastic lawn decorations are not acceptable in the front yard of the lot.
- C. **Yard Maintenance.** Section 5.13 (Landscaping Requirements) requires that "Landscaping which has been installed on any Lot, including temporary landscaping, shall be properly maintained at all times." In an attempt to clarify and define proper maintenance, please use the following specifications:
- Bermuda and Buffalo grass should be maintained at the height of two to two and one-half inches. Mowing heights may need to be altered to prevent scalping in the event of an uneven grade.
 - Grass will be trimmed away from sidewalks, building, planted areas and other obstacles according to the attached schedule. It is suggested that line trimmers, mechanical edgers and chemicals are employed to keep a neat, tidy appearance.
 - Four-inch caliper trees and shrubs should be pruned to avoid blocking clear view of signs, illumination by light fixtures, the flow of air vents and air conditioner compressors as well as pedestrian and vehicular traffic.

- D. **Garden Maintenance Equipment**. Lawn mowers, edgers, wheelbarrows, etc. may not be left out in view of other lots except when in use. Bulk/bag material (mulch, topsoil, etc.) may not be left out in view for longer than ten (10) days.
10. **Window Coverings**: The ACC, under the authority vested in it in Section 3.12, has declared the following modifications unsightly:
- Temporary coverings may, however, be allowed for a period not to exceed 30 days following the date of closing.
11. **Motor Vehicles**: The ACC considers vehicles with broken windshields or flat tires left on any portion of the Property in excess of 48 hours to be unsightly.
12. **Exterior Holiday Decorations**: Lights or decorations may be erected on the exterior of residential units in commemoration or celebration of publicly observed holidays provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners. All lights and decorations must not be permanent fixtures of the home without prior written approval of the ACC and shall be removed within twenty (20) days after the holiday has ended. Christmas decorations or lights may not be displayed prior to November 15 of any year and removed by January 15th.
13. **Satellite Dishes**: Although 18" satellite dishes are automatically approved for usage in Mayfield Ranch based on current FCC guidelines, we request that a written application of the location of where the dish will be placed on the property.
- Satellite dishes, which are mounted below the fence line on the side or back of a home and not visible from the public thoroughfare(s), are considered as being in an acceptable location.
 - Elsewhere on the exterior of the home, the recommended location for the dish is the rear roofline, with the dish turned such that it is not noticeable from along the front public thoroughfare(s).
 - Exterior attachment cable should be attached in such a neat fashion, as far from the public thoroughfare as necessity allows.

The satellite dish installation guidelines listed above are the responsibility of the homeowner to enforce; it is recommended that the installer of each satellite dish is made aware of these requirements in advance of installation in order to avoid the necessity of an additional service call to relocate the dish.

14. **Screened Porches**: The minimum acceptable standards for screen porches are as follows:
- The improvement must be compatible with the architectural elements of the existing house. Paint colors and materials must match those of the house.
 - Design should reflect consideration for any adverse impact of neighboring properties.
 - Screened porches shall be located in back yard only. The screened porch shall not encroach on any easement or building line.
 - Screened porch shall be attached to the main body of the house.
 - Free standing screened porches are not permitted.
 - Supplemental landscaping may be required as part of the AC review.
 - Roof of screened porch shall be solid decking shingled to match the house.

15. Garage Doors: Garage doors can only be replaced with like materials. No wood doors permitted.

16. Bamboo Plant Material: Bamboo plants may be used if the following items are met:

- Bamboo plants must be of the "clumping variety"; all other species are prohibited.
- Owner must agree to keep bamboo shoots trimmed so they are not growing into neighboring fences or buildings.
- If at any time it is determined that the bamboo is invading neighboring property the owner is responsible for removing the bamboo.
- Plan evidencing type, location and quantity must be submitted for review by the AC.

These guidelines are not intended to replace or supersede the Deed Restrictions and/or final written approval of the Architectural Control Committee. In all cases the ACC will have final approval based on the official Deed Restrictions of the community.

Architectural. Applications, site plans and descriptions of proposed improvements can be submitted, to the Architectural Control Committee at the following address:

Southwest Management Services
c/o Mayfield Ranch Architectural Control Committee (ACC)
PO Box 342585
Austin, TX 78734
Phone: (512) 266-6771
Fax: (512) 266-6791

Or email your request to: acc@southwestmanagement.net

Additional information regarding the Deed Restrictions can be found in your closing documents or on the community website www.mayfield-ranch.com