

**Certified Resolution of the Board of Directors of
Oaks at Wildwood Condominium Association**

The undersigned, Larry W Magnuson, as the duly elected, qualified and acting Secretary of Oaks at Wildwood Condominium Association, a Texas nonprofit corporation, hereby certifies on behalf of the Association that the resolution set forth below was duly adopted by the Board of Directors of the Association (the "Board") at the meeting of the Board held on October 24, 2019.

WHEREAS, Oaks at Wildwood Condominium Association is a real estate development located in Williamson County, Texas;

WHEREAS, Oaks at Wildwood Condominium Association (hereinafter the "Association") is a property owners association established by, and governed through, that certain Restated Declaration Creating and Establishing a Plan for Condominium Ownership Under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded as Document Number 2011053081 of the Official Public Records of Williamson County, Texas together with all subsequent amendments and supplements thereto (hereinafter collectively the "Declaration"), for the purpose of governing the Condominium;

WHEREAS, the Association, acting through the Board, is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Article III, Section 2(n) of the Declaration and Section 82.102 of the Texas Uniform Condominium Act;

WHEREAS, the Association previously adopted those certain Oaks at Wildwood Condominium Association Architectural Standards recorded as Document Number 2014055828 in the Official Public Records of Williamson County, Texas (the "Previous Architectural Standards");

WHEREAS the Board wishes to amend, replace and restate the Previous Architectural Standards.

BE IT RESOLVED that the Board of the Association hereby amends, replaces, and restates the Previous Architectural Standards with those certain Oaks at Wildwood Architectural Standards attached hereto and incorporated for all purposes herein as "Exhibit A".

(Signature Page Follows)

SECRETARY'S CERTIFICATE

The undersigned, Larry W. Magnuson, as the duly elected, qualified and acting Secretary of Oaks at Wildwood Condominium Association certifies that this resolution was approved by a majority vote of such Association's Board of Directors at a meeting conducted on October 21, 2019.

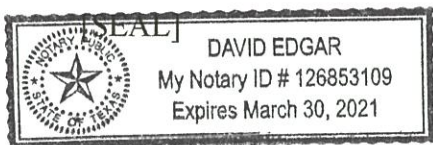
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 24th day of October, 2019.

Larry W Magnuson
of Oaks at Wildwood Condominium Association

STATE OF TEXAS §
 §
COUNTY OF Williamson §

BEFORE ME, the undersigned Notary Public, on this 24th day of October, 2019, by Larry Magnuson, Secretary of Oaks at Wildwood Condominium Association, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the instrument was executed for the purposes and consideration therein expressed, on behalf of said corporation.

Given under my hand and seal of this office this 24th day of October, 2019.



[Signature]
Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:
CAGLE CARPENTER HAZLEWOOD
Adam Pugh
8400 N. Mopac Expressway, Suite 100
Austin, Texas 78759



JUNE 2019

OAKS AT WILDWOOD ARCHITECTURAL STANDARDS

The following standards will assist Oaks at Wildwood Homeowners to know what they can do without Board of Directors' approval. If you wish to deviate from these standards, or these standards do not specifically address your needs, submit an Architectural Standards project request form and detailed information about your plans to the Property Manager. The request will be reviewed by the Architectural Standards Committee (hereafter ASC) who will make a recommendation to the Directors to approve or disapprove the request, or to ask for further details or specifications. Copies of the request form are available on the website goodwintx.com, with hard copies also in a plastic holder beside the clubhouse office door.

DEFINITIONS (from Declarations, Definition Section)

Common Area means all of the Condominium Property except that portion constituting a Unit or Units.

Limited Common Area means that portion of a Common Area serving exclusively one Unit or more than one but less than all Units, the enjoyment, benefit, or use of which is reserved to the lawful occupants of that Unit or Units either in this Declaration or by the Board.

COMMUNITY STANDARDS FOR EXTERIOR COMMON AREAS

1. Stepping stones and/or up to two birdfeeders may be placed in or directly above a mulched area around your Unit, not in or over any grass area. If a feeder becomes a problem for mowers or weed potential, the owner may be asked to take it down.

COMMUNITY STANDARDS FOR UNIT EXTERIORS

1. **Garden hose hangers** may be mounted only on the inside of a patio fence.

2. **Patio or gate:** Any new or expanded patio or patio fence or gate requires submission of an architectural project request form for review and approval by the Architectural Standards Committee. See Appendix C of this document for further patio construction or renovation specifications.

3. **Utility changes:** Any new water, power, natural gas lines or cable/satellite equipment may require building permits as well as advance review by the ASC. Submit a project request form.

4. Flags: A flag holder for an American flag, a Texas state flag, or a replica flag of any branch of the U.S. armed forces may be affixed to the exterior of a patio fence post. The holder and flag size should not block any neighbor's view and should prevent the flag from touching the ground. In accordance with conventional flag protocol, the US flag should be illuminated if displayed at night, taking care that the light does not disturb neighbors.

5. Door decorations may have a maximum size of 30" x 30".

6. Exterior painting will normally be done by the Association on a scheduled basis. If Owners wish to touch up paint in the interim, they must use the existing approved paint colors and numbers available from Sherwin Williams:

- *Virtual Taupe SW #7039
- *Universal Khaki SW # 6150
- *Green SW #6468 Exterior latex, semi-gloss
- *Red SW #6307 Exterior latex, semi-gloss

7. Storm Door: Refer to Appendix A of this document for detailed specifications.

8. The exterior side of window coverings visible from outside--draperies, blinds, or valences--must be white, off-white, light beige, or light gray.

9. Solar tubes may be added at an Owner's expense and become the Owner's responsibility to maintain, repair, or replace. Any other type of skylight requires approval. Because of the known quality of their work and to limit potential roof damage, the Board recommends one of the following local vendors for solar tubes. The roof penetration, if done by one of these vendors, will thereafter be the responsibility of the Association. Because the roof is being penetrated, the addition of a solar tube requires the Unit owner to submit an architectural project request

Design Skylights	512-676-5285
Solartex	512-371-0399

COMMUNITY LANDSCAPE STANDARDS

1. Flowers: Refer to Community Policies and Guidelines.

2. Shrubs, plants, or trees: Refer to Appendix B of this document.

3. Low voltage or solar landscape lights:

- A maximum of six low-voltage or solar-powered light fixtures may be installed in the mulched landscape area on either side of the sidewalk from the Unit garage to the Unit front door. Light fixtures will be all on the same side of the sidewalk and equally spaced in the area described. No lights may border the driveway or parking turnaround.

- Light emitted should shine downward onto the pathway and not glare or disturb nearby residents.
- Fixture finish must be flat black or dark bronze; high polish or bright brass fixtures are not approved for installation. The ASC does not specify an exact brand or model because designs change frequently, but the Unit owner is expected to choose a design to fit the Community's conservative décor and all fixtures installed at a Unit will be of a single type and model.
- Fixtures chosen should not cause a tripping hazard or interfere with pedestrian movement on the walkway; wires that cross the sidewalk must run under the sidewalk within plastic conduit for safety or be otherwise secured. Failed and/or damaged fixtures must be removed, repaired, or replaced by the Unit owner.
- If electrical power other than what is already available to the homeowner needs to be installed, the homeowner must submit a variance request for the additional exterior circuitry. All costs of landscape light and power installation are the responsibility of the homeowner.

The process for getting approval for any variance not addressed above is to submit the ASC project request form with accompanying detailed information/diagrams to the property manager. A member of the ASC will ask for clarification if any is needed. Normally, the ASC and Directors will act on a request within thirty (30) days.

These Architectural Standards will be reviewed and clarified or revised periodically by the Association Board of Directors.

Adopted by the Oaks at Wildwood Board of Directors on _____, 20____

THIS DOCUMENT REPRESENTS A LEGAL DEED RESTRICTION AND WILL BE RECORDED WITH WILLIAMSON COUNTY. IT IS LEGALLY ENFORCEABLE. ALL PREVIOUS ARCHITECTURAL STANDARDS ARE HEREBY RECINDED AND DELETED FROM THE WEBSITE.

Signature
RON ROWELL
President, Board of Directors

Appendix A: Standards for Owner-Purchased Storm Doors
Appendix B: Plant and Tree Standards
Appendix C: Standards for Unit Patio Fencing
Attachment: Version Control Table June 2019

Appendix A: Standards for Owner-Purchased Storm Doors

An owner-purchased storm/screen door may be installed at the Unit entryway. As there are many manufacturers and many door styles available, no particular vendor or door is specified, but in order to maintain a homogenous appearance within the Community, the following specifications define the type of door approved for installation. Professional installation, which will likely incur additional cost, is recommended. **NOTE:** A homeowner who is unsure that a choice of storm/screen door meets the following guidelines, or who has other questions, should contact the ASC prior to completing a door purchase.

The door selected may be either full-view or self-storing.

Full-view – (Seasonal ventilation) offers maximum light and ventilation

- This door style allows the full glass panel or the full screen panel to be removed and stored elsewhere seasonally.
- If this option is selected, the clear glass panel must be shatter-resistant, laminated safety glass.
- The screen must be insect-screen quality, meaning the mesh is fine enough that it will not allow insect intrusion through it.

Self-Storing -- (Anytime ventilation) offers the features of a full-view door but without the need to interchange or store panels elsewhere.

- The screen retracts and stores in the door when not needed and rolls down as the top glass is lowered to align with the bottom-half glass.
- The screen can be adjusted for the amount of ventilation needed, from none to half-door.
- This option must have easy operation, one-hand preferred.
- The screen must be an insect-screen quality as specified above.

The glass panel(s) of any door must be completely clear and be Low-E glass rated for energy efficiency. No monogramming, painted or etched artwork is approved for either the glass or the door.

The storm door selected

- must be fully weather stripped on top, bottom, and sides.
- must have at least a 1 ½ inch thick aluminum frame with reinforced covers.
- must have a pushbutton “stay” to hold the door fully open when necessary.

The sweep/toe-kick at the bottom of the door must be adjustable and match the color of the door or the color of the hardware. No bright brass or black paint color is authorized.

Storm door colors

All Abbey and Canterbury style homes must use a tan or putty storm door color.

All Chateau and Villa style homes must use a dark forest green storm door color.

No two-toned color combinations are approved.

Door hardware must be satin nickel finish.

If possible, have storm door keyed to match Unit front door.

Appendix B: Shrub, Plant and Tree Standards

The following plants and trees have been approved by the Board of Directors as replacement plantings for grass, shrubs, and trees in the Common and Limited Common Areas. Owners may request replacement plantings through the Management Company maintenance request process. Decisions regarding replacement plantings for dead or aged plants and trees will be made by the Landscape Committee with Board approval and based on cost, recommended seasons for planting, guidelines for transition to water wise plantings and aesthetic appearance.

Approved Shrubs/Cactus Plants

- Color guard Yucca
- Lantana
- Kaleidoscope Abelia
- Mexican Honeysuckle (2-4' tall, 3-6' wide)
- Dwarf Agave
- Agave
- Dwarf Yaupon Holly/Pride of Houston
- Burford Holly
- Knock Out Rose (any color as available)
- Dwarf Sunshine Ligustrum
- Red Yucca
- Boxwood
- Witchhazel (loropetalum): Dwarf for foundation planting

Groundcover (6" tall, 18" spread; part to full sun)

- Any of the Sunsparkler Sedums
- Vinca minor as spreading ground cover

Ornamental Trees (mature height 15-20 feet)

- Crape Myrtle
- Japanese Maple
- Oklahoma Redbud

Shade Trees

- Oak Tree: Live oak or Red oak

Dwarf Sunshine Ligustrum 3-4' tall and wide; light shade to full sun 	Mexican honeysuckle (3'x4') 
Kaleidoscope abelia 2' tall, 3' wide, part shade to full sun 	Oklahoma Red Bud tree (20' tall) 
Any of the Sunsparkler sedums as groundcover 6" tall, 18" spread, part shade to full sun 	Japanese maple (15-20' tall) 
Dwarf Witchhazel (loropetalum) 2-3' tall, full to part sun 	

Appendix C: Standards for Unit Patio Fencing

- All new patios require approval of the Architectural Standards Committee (ASC).
- The square-foot size and placement of all new patios will be determined by the ASC.
- Patios being reconditioned will maintain their current footprint.
- No new or reconditioned patio will have a fence taller than 4 feet measured from the inside of the patio's finished surface to the top of the cap rail.
- Interior patio surfaces must be brick, paver, cut stone, or finished concrete. No crushed gravel or dirt surfaces are allowed.
- Concrete surfaces may be acid-stained or brick/stone stamped, but all patio surfaces will exhibit a neutral earth-tone color that matches the coloration of the community's buildings. No bright coloration or painting of patio surfaces is allowed.
- Patios may have plant beds inside the Limited Common fenced area. All areas outside the patio are considered Common Element. Landscaping around the patio exterior will conform to community standards. Owners are responsible for plantings inside of the patio, but if they choose to landscape around the outside perimeter, they need ASC approval of plant choices. Owners will pay for new plants and required irrigation source which then belong to the association.
- Posts used as fence supports will be 6 x 6-inch square cedar or pressure treated lumber secured a minimum of 18 inches beneath ground level in a cement-filled hole. Posts will nominally be no farther apart than seven feet and will not extend more than 2-inches above the cap rail. Post caps will be plastic and affixed to each post. Post caps will imitate those already in the community.
- The 2 x 4-inch cap rail and 2 x 4-inch patio support ribs will be cedar or pressure treated lumber. All support ribs will be installed on the interior of the patio. The patio cap rail will fit between the anchor posts as a single piece of lumber. Any shorter measurement rails should only be used at the corners or ends of the patio.
- Patio fence slats will be Hardie board cement fiberboard showing no gap between slats. Fence slats will be affixed to the support ribs with screws. Fence slats will fit beneath the cap rail and extend to the natural ground level.
- The entire patio will be enclosed except for the entryway.
- One patio gate may be installed and must conform to the looks of those already in the community. Patio gates must have a latch to secure the gate closed. Patio gates and their latch hardware may be powder coated or painted black.
- All patio construction hardware will be galvanized nails or stainless-steel screws to prevent rust-through and staining.
- Patio posts and fence slats will be painted according to existing community architectural paint standards.

Attachment:
Oaks at Wildwood Condominium Association
Architectural Standards

Version Control Table		
Date of Change	Paragraph Number	Change
June 2019	Sec. Stds for Ext Common Areas Para 1.	Permits two birdfeeders
	Sec. Stds for Unit Exteriors Para 2.	Adds patio gate
	Para 3.	Adds cable/satellite equipment
	Para 4.	Permits TX flag and US uniform services flags. Requires compliance with conventional flag protocol including night lighting
	Para 6.	Adds paint colors and type of paint
	Para 7.	References Appendix A. Storm Doors
	Para 8. Renumbered to be window coverings.	Patio gate permission of Para 8 incl in Para. 2.
	Para 9.	Adds Owner responsibility for solar tube maintenance; adds requirement for ASC notification
	Sec. Landscape Stds Para 1.	References Community Policies and Guidelines
	Para 2.	References Appendix B.
	Para 3.	Permits landscape lighting on either side of Unit sidewalk
	New Appendix C	Establishes standards for new patio fencing.
	Changes Review Requirement	Periodically (from annually)
	Throughout	General formatting, punctuation, numbering and grammar changes.