

## **Architectural Standard No. 5**

### **Standards for Exterior Windows, Window Film and Window Screens**

**Whereas:** Article V of the Declaration of Covenants, Conditions and Restrictions for Stone Creek Addition Phase III (hereinafter referred to as "Stone Creek (Flower Mound) Homeowners' Association, Inc.," or "Association") establishes an Architectural Review Committee (hereinafter called the "Committee"), whose purpose and authority is established in Article V; and

**Whereas:** Article V, Section 5.2 establishes that "No building, fence, wall, parking area, swimming pool, spa, pole, mailbox, driveway, fountain, pond, tennis court, sign, exterior color or shape, or new or modification of a structure shall be commenced, erected...nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing nature, kind, shape, height, materials and location of the same are submitted to and approved by the Committee..." and furthermore, Article V, Section 5.3 provides that "...The Committee may approve any deviation from these covenants and restrictions as the Committee, in its sole and absolute discretion, deems consistent with the purpose hereof, except to the extent specifically prohibited or limited by this Declaration or Town ordinance or regulation"; and

**Whereas:** Technical advances and improvements in home building applications have been made since the inception of the Association, to provide for improvement for such items as roofing, windows, siding, etc. as it pertains to weatherproofing, insulation, thermal performance and improved energy efficiency in homes; and

**Whereas:** The Committee has and exercises its authority under both Article V & VI of the Declaration of Covenants, Conditions and Restrictions to regulate improvements or modifications to a Lot or Home, including items which represent an improvement to the energy efficiency and/or overall value of the home;

#### **Now, Therefore Let It Be Resolved That:**

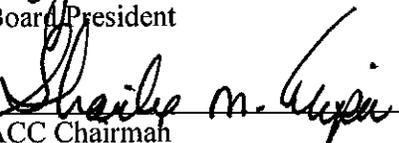
The Committee deems the replacement of windows with windows that require "divided light" (grids) to be an outdated requirement that no longer best represents the community and its homeowners in increasing the aesthetic appeal and value of their property. Additionally, the Committee deems that allowance for advancements in construction methods and materials, as well as energy efficient enhancements such as "Low-E" glass coatings, application of tinted solar window film and installation of window solar screens is also in the best interest of our Members who wish to increase the value or energy efficiency of their homes. The Committee hereby adopts the following standards for replacement of windows, application of tinted window film, and installation of solar window screens, to include windows that are both visible from the street as well as any other window that may not be visible from the street. Standards for acceptable windows include:

1. Windows that represent quality construction, utilizing materials that may include wood, aluminum, vinyl, fiberglass, composites, or other suitable materials consistent with quality home design and construction.
2. Windows do not have to be divided light (grid) panel windows. However, if divided light windows are used, they will have a baked on painted finish or be transparent.
3. Windows may be constructed with glass which is tinted, have a baked in color, or "Low-E" coating that provides solar efficiency for the home.
4. Acceptable window screen colors are medium brown, dark brown or black. No white, off-white or beige color solar screens are allowed.
5. Acceptable solar tint film colors are brown, bronze, black, bluish-gray or silver hues. Decorative colors including but not limited to yellows, greens, reds, purples, pinks or other hues are not acceptable.
6. Replacement of any exterior window, application of tinted solar film, or installation of solar screens requires prior written approval of the Architectural Review Committee. Submission of an Architectural Modification Request, including product literature, design details, color choice and photos, will be required for review and acceptance.
7. Windows, tinted window solar film and solar screens must be maintained in good condition. Solar film which is bubbling, blistering, delaminating, discoloring or otherwise damaged, or window screens which are worn, torn, excessively faded, sagging or otherwise damaged may require repair or replacement at the sole discretion of the Committee.

This Architectural Standard will be effective immediately upon its execution and publishing to the membership of the Stone Creek (Flower Mound) Homeowners' Association, Inc. Provided they are in good condition, all previously installed windows, window tint or solar screens installed as of the date of this resolution are considered acceptable to the Committee and approved.

  
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Board President

11/13/12  
Date

  
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ACC Chairman

11/13/12  
Date