

BARKERS LANDING HOMEOWNERS ASSOCIATION, INC.
COVENANTS and RESTRICTIONS – SUMMARY SHEET

- 4.1 Architectural Control**
- ARC review and approval required prior to any change in exterior appearance.
- 7.1 Owner Maintenance**
- Owners must maintain exterior and interior of all improvements on their lot, including drives, sidewalks and fences.
- 10.1 Buildings**
- No outbuildings, other than a detached garage, are allowed.
- 10.2 Business**
- No part of the property may be used for any business, commercial or manufacturing purpose.
- 10.5 Signs**
- No signs, except a single four sq. ft. sign advertising sale of home, are permitted.
- 10.6 Prohibition of Offensive Activity**
- No use permitted which may be a noxious or offensive trade or activity, nor any activity which may become an annoyance or nuisance or interfere with the quiet enjoyment of each Owner or will increase the rate of insurance or degrade property values or detract from the aesthetic beauty of the subdivision.
- 10.8 Animal Husbandry**
- Dogs, cats or other common pets to a total of two.
 - No animals to be kept for commercial purposes.
 - No livestock, poultry or dangerous (such determination at sole discretion of Board) animals are permitted.
 - Pets are restricted to house, fenced rear yard or leash and are subject also to Fort Bend ordinances.
- 10.9 Trash**
- Trash shall be kept in safe, clean, attractive and sanitary containers with tight fitting lids.
 - Trash shall be placed outside no earlier than 6:00 a.m. of pick-up day.
 - Construction materials are allowed reasonable, temporary outdoor storage.
- 10.10 Mineral Production**
- No drilling operations permitted.
- 10.11 Industrial or Commercial Use**
- No industrial or commercial activity is permitted.
 - No burning of trash is permitted.
- 10.9 Parking of Vehicles, Boats, Trailers**
- No mobile home, trailer, camper, boat or truck larger than ¾ ton pickup, or similar equipment may be parked or stored, permanently or semi-permanently, on any public street, right-of-way or on driveways. Unless screened from public view within the garage.
- 10.10 Walls, Fences and Hedges**
- Chain link fences are expressly prohibited.
- 10.11 Traffic Sightlines**
- No fence, wall, hedge or shrub shall be permitted where it could create a traffic or sight problem.
- 10.12 Clothes Lines**
- No clothes-drying in public view is permitted.
 - Yard equipment, woodpiles or storage piles shall be screened from public view.
- 10.13 Lot Maintenance**
- Lot, improvements and all landscaping shall be maintained in a sanitary, healthful and attractive condition.

- Maintenance includes mowing of weeds and grass.
- 10.14 Antennae**
- All antenna are subject to FCC regulations and are requested to be placed on rear half of lot, in the least obtrusive placement with respect to visual sighting from street in front of home.
 - No transmitting from antenna is allowed
- 10.15 Removal of Dirt and Trees**
- Digging of dirt and removal of trees is prohibited unless approved by ARC.
- 10.16 Roofing Material**
- Roofing shall be earth-tone in color and must be approved by ARC.
- 10.17 Roof Projections**
- No projections permitted above the roof with the exceptions of chimneys and vents without ARC approval.
- 10.18 Window Coolers**
- No window or wall type air conditioners or water coolers are permitted.
- 10.20 Landscape Maintenance**
- All landscaping including shrubs, trees, grass and other plantings shall be neatly trimmed, cultivated and maintained in a neat and orderly condition to enhance appearance
- 10.23 Garages - Carports**
- No carports are allowed.
- 10.24 Mailboxes**
- Mailboxes, house numbers and similar materials must be harmonious with the overall character and aesthetics of the community; decision of ARC is final.
- 10.25 Oil and Mining Operations**
- No oil drilling, refining, quarrying or mining operations shall be permitted.