



FIRST COLONY
COMMUNITY ASSOCIATION

DECORATIVE EMBELLISHMENTS

Article VIII, Section 5 of the Declaration of Covenants, Conditions, and Restrictions for First Colony (the "deed restrictions") requires that:

... plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alternatives shall be submitted to the Modifications Committee for approval ...

The following guidelines have been developed to assist homeowners in complying with the above requirement of the deed restrictions. Except for "Yard Statues and Sculptures," provided the modification is in compliance with these particular guidelines, it is not necessary to submit for approval, however, in the event there is any deviation from these guidelines, specific approval will be required, or it will be considered a deed restriction violation and the Owner may be subject to fines. FCCSA has the right to determine if any of the following items are excessive; not in keeping with a first class, distinctive community; etc. FCCSA also has the right to require additional landscaping for screening purposes after the embellishment has been installed.

BIRDBATHS

Only one birdbath may be located in the landscape beds and should be incorporated into the landscape design in an attractive manner.

BIRDHOUSES

One or two birdhouses may be placed in the backyard in a location that is screened from public view to the maximum extent possible by a combination of landscaping and/or the building structure. Birdhouses must be harmonious with the surroundings and be maintained at all times.

YARD FURNITURE

Any yard furniture (benches, swings, chairs, etc.) placed on the porch, or in the front yard, must be properly maintained at all times. This maintenance includes replacement of worn or broken items, rotted or warped wood; cleaning and repainting of items as needed.

POTTED PLANTS

Potted plants may be placed on the porch, up against the house or garage, or within the landscape beds. Potted plants are not an acceptable alternative to the required plantings in the landscape beds. Pots must be maintained with live plant materials at all times - artificial plants are not permitted. If the pots are not properly maintained, they must be removed from public view.

DECORATIVE / SEASONAL FLAGS

Decorative flags may be flown as desired provided they are displayed on the home appropriately. Seasonal / holiday flags must be displayed within the appropriate timeframes. (For information on displaying the American / Texas flag please see the "United States and Texas Flag Display" guidelines.

YARD STATUES AND SCULPTURES

Modification Application must be submitted. These items may be permitted, with specific approval, if they are not overwhelming in relationship to the house and landscaping, and only if they complement the house's design. In most cases, however, statues and sculptures are more appropriate when located in the rear yard, behind a fence or incorporated into landscape beds.

Submission Requirements for Statues and Sculptures

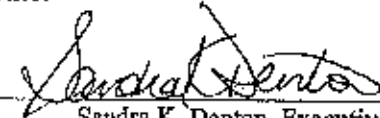
A signed, Modification Application must be submitted prior to their installation. The application must include a survey site plan showing the location of the item(s). All materials and dimensions must be clearly shown. Provide a picture or drawing of the item to be installed.

MAINTENANCE

Owners are responsible for the proper maintenance of all "Decorative Embellishments" and lack of this maintenance will be considered a deed restriction violation. FCCSA has the right to determine if any embellishment is excessive, and whether or not it must be removed from public view.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.

The FCCSA Executive Director approved these guidelines on the 11 of September, 2002 based upon authority granted by the board of Directors. Changes to these guidelines may be made at any time without prior notice.



Sandra K. Denton, Executive Director