

**ELECTRONICALLY RECORDED 201400056724
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**SECOND AMENDMENT TO
NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
LAKES OF COPPELL
[Design Guidelines-Revised December 2013]**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

THIS SECOND AMENDMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR LAKES OF COPPELL (this "Second Amendment") is made this 28 day of February, 2014, by the Lakes of Coppel Owners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Triland Investment Group ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for The Lakes of Coppel" filed of record at Volume 84244, Page 5412 *et seq.* of the Real Property Records of Dallas County, Texas (the "Declaration"); and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on or about the 26th day of January, 2000, the Association filed a Notice of Filing of Dedicatory Instruments for Lakes of Coppel at Volume 2000017, Page 02233 *et seq.* of the Real Property Records, Dallas County, Texas (the "Notice"); and

WHEREAS, on or about the 13th day of June, 2000, the Association filed a Supplemental Notice of Filing of Dedicatory Instruments for Lakes of Coppel at Volume 2000115, Page 02344 *et seq.* of the Real Property Records, Dallas County, Texas (the "First Supplement"); and

WHEREAS, on or about the 28th day of September, 2004, the Association filed a First Amendment to Notice of Filing of Dedicatory Instruments for Lakes of Coppel at Volume 2004187, Page 01607 *et seq.* of the Real Property Records, Dallas County, Texas (the "First Amendment"); and

WHEREAS, on or about the 20th day of December, 2011, the Association filed a Second Supplement to Notice of Filing of Dedicatory Instruments for Lakes of Coppel as Document No. 201100330668 of the Real Property Records of Dallas County, Texas (the "Second Supplement"); and

WHEREAS, the Association desires to replace the Design Guidelines attached to the Notice as Exhibit B-3 by recording the Design Guidelines attached hereto as Exhibit "A" pursuant to and in

accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the "Design Guidelines – Revised December 2013" attached hereto as Exhibit "A" is a true and correct copy of the original and is hereby filed of record in the Real Property Records of Dallas County, Texas, to replace the Design Guidelines attached to the Notice as Exhibit B-3 in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Second Supplement to be executed by its duly authorized agent as of the date first above written.

LAKES OF COPPELL OWNERS ASSOCIATION,
INC., a Texas non-profit corporation

By: Bobby Pinken
Title: President

ACKNOWLEDGMENT

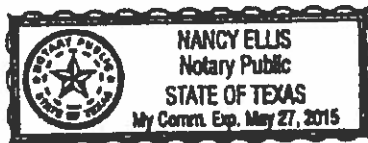
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Bobby Pinken, President of Lakes of Coppell Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 28 day of February, 2014.

Nancy Ellis
Notary Public, State of Texas

May 27, 2015
My Commission Expires



THE 'LAKES OF COPPELL' DESIGN GUIDELINES

Revised December 2013

The mission of the all-volunteer board and architectural review committee, is to foster the preservation and enhancement of the beauty and value of the 'Lakes of Coppell' community.

These design guidelines are provided to help homeowners make best use of their time and money when they elect to repair, remodel, build, or even start from the ground up on a new home. Please take the time to review the design guidelines and also the information that is provided online by the City of Coppell.

Note that design guidelines pertain to all exterior improvements which include, but are not limited to: room additions, exterior siding, roofing, doors, windows, exterior paint, arbors, pergolas, decking, sidewalks, landscaping, and accessory structures.

Lakes of Coppell contact: Office No.: 972 943 2800

Email: aldecarlucci@cmamanagement.com

Website: www.lakesofcoppell.com

City of Coppell contacts:

Building Inspection Office No.: 972.304.3500

Email: inspect@coppelltx.gov



Website: coppelltx.gov

The following is a three-step overview of what is required when a homeowner decides to make changes to the exterior of their property.

Step 1: The homeowner must submit a completed application, finish sample board (if required), site plan, and several photos of the pertinent exterior to the HOA through its management organization, which in turn will provide that information to the LOCARC (Lakes of Coppel Architectural Review Committee) which will review that application within 30 days.

The homeowner will be notified in writing with approval or non-approval of their application. The LOCARC reserves the right to request a large exterior finish sample board/s for use by the LOCARC for approval purposes and for a control sample to compare to the onsite installations.

Step 2: The homeowner must submit to the City of Coppel information required for a building permit(s) as required by applicable codes(s), and/or law(s). The City of Coppel website is: coppelltx.gov. From that opening page, click on the link for "Departments" toward the top of the page. Then click on the link for

"Building Inspections". From there you have additional links to: adopted codes & ordinances, registered contractors, accessory structure requirements, permit application checklist, residential construction requirements, pool construction requirements, etc. These links are important. There are also several other links with related information.

Step 3: After the city provides the homeowner with a building permit, the homeowner must provide to the HOA, one copy of that permit and the building plans, so that the LOCARC can review them to ensure that the LOCARC standards are met while compliance with the city of Coppell building permit is maintained.

Exterior Architectural guidelines:

A. Front Facade: The drive-up appeal of a home is critical to property value and future resale. Scale and proportion of design features must be compatible with the existing home and the neighboring homes. Balance is of key importance, and features such as oversized and undersized columns, windows, doors, and other related features must be in harmony.

B. Roofs: No pitch less than 4:12 is allowed with higher pitches encouraged. No flat roofs are allowed within the LOC. Medium-tint,

earth-toned, architectural composition shingles are recommended to enhance the appearance. Three-tab shingles are not allowed within the LOC. White or very light colored roof materials are prohibited within the LOC. (Continued)

Weather-wood color shingles from 'GAF' and similar colors and styles are recommended and will be approved upon submittal. Submit a sample of proposed roof product and color for LOCARC approval prior to the start of any roof replacement. No wood shingles or shakes are allowed. Roof venting shall be provided by the ridge vents, gable vents, powered roof vents, and low-profile solar powered roof vents. Installation of any turbine vents for replacement roofs or new construction shall be mounted on the roof facing the backyard, and not on the roof facing the front yard.

C. Chimneys: Shall be clad in the same material as the rest of the home. Submit elevation drawings with dimensions and material/s notes to LOCARC for approval prior to construction of any new chimney. Repairs to existing chimneys shall use material to match the existing chimney. It is strongly advised to repair existing sided chimneys with fiber cement composition boards produced by the James Hardie Co. (see jameshardie.com) or their equal, because of their fire resistance.

D. Exterior Wall Materials: Shall be limited to masonry, siding, and accent trim, with a maximum of three (3) total colors. Additional colors will require approval. Existing plank or panel siding materials (hardboard, vinyl, and aluminum) can be matched if the repair or addition does not exceed 50% replacement of the existing plank or panel siding. If the plans indicate more than 50% percent replacement, then a fiber cement siding product must be specified.

New installations of vinyl siding are not allowed.

New installations of aluminum siding are not allowed.

New installations of EIFS are not allowed.

Exterior grade plywood, hardboard, pressboard, and other wood products are not allowed except to repair existing wood elements. Exterior plywood/composition boards/oriented strand boards (OSB)/medium density overlays (MDO), hardboard and other wood siding products will **NOT** be approved by the LOCARC for remodel projects and or new construction.

The LOCARC strongly encourages the homeowner to review bids from a general contractor and compare the cost to upgrade to the readily available fiber cement board siding products such as 'HardiePlank®' or similar material.

Stucco (not EIFS) is allowed and requires a special city permit.

Brick shall be kiln-fired brick of the medium-to-dark earth tone range. Light color brick, such as ivory or white, and high contrast blends which give a spotted appearance on the wall, such as black and white are prohibited. Painted bricks are prohibited.

Stone shall be natural or cultured (man-made) 1³/₄" thick with large sample board submitted to LOCARC for approval. No thin-set stones are allowed.

E. Walls and Fences: Shall be constructed of western red cedar, masonry, stone, or steel. The combination of materials is allowed. Submit drawing elevations, sections, and material notes for LOCARC approval prior to required city permit. No stucco walls are allowed. Metal fences shall be painted only black. Wood fences shall be detailed with a cap along the top edge. Fences shall conform to the City of Coppel construction requirements. Iron fences along the lake walls must remain consistent with the design of all other adjacent fences. Fences that are visible from the street shall be installed with the finished side facing the street. Fence posts that are exposed to view in other areas other than from the street are discouraged. Fence posts shall be encased in wood when the fence posts are installed where exposed to view in other areas other than the street.

F. Basketball Poles and Backboards: Are permitted on individual estates. They must be maintained and not left in disrepair.

G. Garage Doors: Replacement and/or new garage doors shall be raised-panel design, (flat-panel garage doors are prohibited) and shall be painted to match the dominant paint color of the home. Stained wooden doors may also be approved, but must be complimentary to the house, and must be approved by the LOCARC. Painted wooden garage doors are not allowed.

H. Doors: Front doors shall be a design that compliments the architecture of the home in style and color that matches one of the home's exterior paint colors. Wrought iron doors are acceptable.

J. Windows: Replacement windows shall have earth-tone colored frames or shall otherwise match the color that currently exists at the time of the application. Factory applied tints that are light colored and non-reflective, and low-e coatings are encouraged. Submit samples of glass color to LOCARC for approval.

K. Exterior Window Treatments: Medium-to-dark earth-tone-colored solar screens are acceptable. The installation of reflective films and reflective glass are prohibited. The installation of reflective films and coatings (i.e. aluminum foil) from the interior are prohibited. Solar screen colors that are prohibited include white, beige, and pale gray. Submit samples to LOCARC for approval.

L. Piers and Boat Docks: All existing features are the maintenance responsibility of the homeowner. New construction

proposals shall be submitted to the LOCARC for approval and shall meet the following requirements. Piers and boat docks may not extend outward from the lake wall by more than five feet (5'), or less than three feet (3'). They may not be larger than fifty (50) square feet. The pier and boat dock surface shall be built a minimum of twelve inches (12") below the top of the lake wall, and no lower than twelve inches (12") above the flood weir of the lake in which it is installed to the top of the platform. Roofs or covers for piers and boat docks are not permitted.

The pier and/or boat dock and support posts shall be constructed of pressure-treated wood and galvanized fasteners. Stainless steel fasteners are optional. Concrete pilings are permitted in natural colors. All wood surfaces may remain natural or can be stained but must adhere to the same guidelines as fences. Access ladders must be maintained in a safe and serviceable condition.

The owner shall be responsible for all maintenance and timely repairs to the pier and boat dock structure as well as the lake wall in which the pier and boat dock and any related equipment is supported. If the pier and boat dock and/or any related equipment is found in a state of neglect or disrepair, then its removal would be at the owner's expense and at the determination and request of the HOA.

The homeowner acknowledges that any pier and boat dock and related equipment that is installed will be within the HOA-controlled maintenance easement of the lake wall. The Lakes of Coppell Homeowners Association assumes no liability for the repair or replacement of any pier and boat dock structure or any related equipment that may be damaged or destroyed in the maintenance and upkeep of the lake wall system.

The homeowner shall maintain proper liability insurance for all structure/s attached to or accessed from the lake wall structure.

M. Storage/Accessory Structures: Refer to the City of Coppell for construction and permit requirements and then submit proposal to LOCARC for approval. Storage buildings shall not be visible from the street and should be architecturally harmonious with the house, (i.e., should be sided and painted with siding materials and colors that are consistent with the house). The roofing material of the storage building should match that of the house in color and material. Gambrel roofs are not allowed.

N. Carports: Carports may be allowed if the structure meets the setback requirements of the city, the roof is architecturally consistent with the house in color, design, and roof pitch, and the supporting structure is architecturally harmonious with the house design.

Landscape Guidelines:

A. Two (2) large canopy trees are required for each lot, with at least one (1) tree located in the front yard. The large canopy tree required in the front yard can be exchanged for two smaller ornamental trees, however in all instances, all lots shall have at least one large canopy tree.

The LOCARC recommends that the owner consider stronger, usually slower-growing varieties of trees. In general, fast-growing trees are susceptible to wind damage, are disease prone, and tend to have a short lifespan.

B. All new plantings of required trees shall be a minimum two-inch (2") caliper trunk.

C. Seasonal color plantings within existing beds do not require approval from the LOCARC, however the LOCARC requests a plan for redesigns of existing bed plantings. New or complete bed redesign requires approval from the LOCARC.

D. Landscape screen walls and retaining walls shall be constructed of materials that compliment the home and neighborhood. Railroad crossties are prohibited. Submit all wall elevations and design details to the LOCARC for approval. No permanent structures are to be erected within the maintenance easement of the lake walls. Plantings of large trees are discouraged within that HOA maintenance easement. The homeowner shall be responsible for all damage to the

lake wall system that results from any landscaping installed by the homeowner within the maintenance easement. The HOA assumes no responsibility for damage to any existing structure or landscaping within the maintenance easement that results from lake wall maintenance performed by the HOA, its agents, or contractors.

E. Lawn grasses shall be drought tolerant, non invasive, and shall compliment the home and neighborhood. No bare soil is allowed. The use of common Bermuda grass, St. Augustine, and Emerald Zoysia are all recommended lawn turfs. Xeriscape lawn designs shall be submitted to the LOCARC for approval.

F. Sidewalk construction and related repairs are the responsibility of the City of Coppell. All areas behind the curb including irrigation, grass, and landscaping between the sidewalk and curb are the responsibility of the homeowner.

Exterior Lighting:

A. Repair of existing exterior lighting and the installation of new exterior lighting shall be properly installed and shall have proper UL listings. The use of energy efficient lighting is encouraged. Submit photos or a sample fixture, and the specification sheet for that lighting to the LOCARC for approval along with all other submissions

needed in an LOCARC request. Installation shall be made by competent and responsible personnel.

Conclusion:

The LOCARC understands that architectural styles and demands evolve over time as a result of changing times and the introduction of new products and methods of construction, and so reserves the right to amend these guidelines as it deems necessary.

Amendments shall require a majority vote from the LOCARC committee members. All amendments shall be posted on the current HOA website. Such a posting will be considered adequate public notice to all HOA members.

All previously-approved improvements that do not conform to newer amendments shall be allowed to remain for the life of the improvement, but must follow the most recent amendment/s when altered or replaced.

When considering an application for an improvement or alteration, the guidelines of which are not specifically listed in these LOCARC guidelines, the LOCARC will render a decision based on architectural cohesiveness of that improvement or alteration with the surrounding properties.

The LOCARC does not seek to restrain freedom of expression, only to ensure that the homeowner respects the context of the neighborhood and builds features that compliment the neighborhood while observing LOCARC design guidelines and the City of Coppell requirements.

The LOCARC is here to help the individual homeowner and community achieve a higher standard for the environment in which they live.

**Filed and Recorded
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Dallas County, TEXAS
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