

50 TICK

224

X

NOTICE OF DEDICATORY INSTRUMENT
for
BALDWIN SQUARE HOMEOWNERS ASSOCIATION, INC.

10R

THE STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

04/25/06 **Z 252821**
 300823370 \$224.00

The undersigned, being the Managing Agent for Baldwin Square Homeowners Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:

Baldwin Square, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. S943664 of the Map Records of Harris County, Texas and any replats thereof.

162

(1402 and 1406 Anita) Lots Seven (7) and Eight (8), in Block Two (2), of the Subdivision of the Ten Acre Lot in Block 29 of the J.S. Holman Survey, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 49, Page 3 of the Deed Records of Harris County, Texas and any replats thereof.

(3002 Labranch) Lot Four (4) and the adjoining North 5 feet of Lot Three (3), in Block Two (2), of the Subdivision of the Ten Acre Lot in Block 29 of the J.S. Holman Survey, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 49, Page 3 of the Deed Records of Harris County, Texas and any replats thereof.

(Jsholman) Tract One: Lot Nine (9), in Block Two (2), of the Subdivision of the Ten Acre Lot in Block 29 of the J.S. Holman Survey, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 49, Page 3 of the Deed Records of Harris County, Texas and any replats thereof.

Tract Two: The South 45 feet of Lot Three (3), in Block Two (2), of the Subdivision of the Ten Acre Lot in Block 29 of the J.S. Holman Survey, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 49, Page 3 of the Deed Records of Harris County, Texas and any replats thereof.

Baldwin Square Section Two, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. T180655 of the Map Records of Harris County, Texas and any replats thereof.

Crawford Court, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. T346415 of the Map Records of Harris County, Texas and any replats thereof.

Baldwin Court, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. T362372 of the Map Records of Harris County, Texas and any replats thereof.

McGregor Addition, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. T592674 of the Map Records of Harris County, Texas and any replats thereof.

Baldwin Square Section Three, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. T708781 of the Map Records of Harris County, Texas and any replats thereof.

Baldwin Square Section Four, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. T740762 of the Map Records of Harris County, Texas and any replats thereof.

Baldwin Square Section Five, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. T944137 of the Map Records of Harris County, Texas and any replats thereof.

Dennis Street Townhomes Section Two, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. U301124 of the Map Records of Harris County, Texas and any replats thereof.

Anita Street Townhomes Section Three, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. V464800 of the Map Records of Harris County, Texas and any replats thereof.

Tuam Street Townhomes Section Two, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. U237762 of the Map Records of Harris County, Texas and any replats thereof.

Anita Street Townhomes Section Two, a subdivision located in Harris County, Texas according to the map or plat thereof recorded under County Clerk's File No. V333759 of the Map Records of Harris County, Texas and any replats thereof.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:

a. Documents:

- (1) Declaration of Covenants and Restrictions for Baldwin Square.
- (2) First Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Baldwin Square II).
- (3) Amended and Restated First Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Baldwin Square Section Two).
- (4) First Amendment to Declaration of Covenants and Restrictions for Baldwin Square.
- (5) Second Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Crawford Court).
- (6) Third Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Baldwin Court).
- (7) Amended and Restated Fourth Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing 2919, 2921 and 2923 Caroline, and 1307, 1311 and 1315 Anita).
- (8) Fourth Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing 2915, 2917 and 2919 Caroline, and 1307, 1311 and 1315 Anita).
- (9) Fifth Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Baldwin Square Section Three and Baldwin Square Section Four).
- (10) Sixth Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Baldwin Square Section Five).
- (11) Seventh Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Dennis Street Townhomes Section Two).
- (12) Eighth Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Tuam Street Townhomes Section Two).
- (13) Ninth Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Anita Street Townhomes Sect. 2).
- (14) Amended and Restated Tenth Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Anita Street Townhomes Sec. 3).
- (15) Tenth Supplemental Declaration of Covenants and Restrictions for Baldwin Square (Annexing Anita Street Townhomes Sec. 3).
- (16) Amended and Restated Declaration of Covenants and Restrictions for Baldwin Square.

b. Recording Information:

- (1) Harris County Clerk's File No. S968235.
- (2) Harris County Clerk's File No. T212582.
- (3) Harris County Clerk's File No. T419364.
- (4) Harris County Clerk's File No. U081233.
- (5) Harris County Clerk's File No. T353601.
- (6) Harris County Clerk's File No. T406397.
- (7) Harris County Clerk's File No. T762339.
- (8) Harris County Clerk's File No. T611195.
- (9) Harris County Clerk's File No. T813168.
- (10) Harris County Clerk's File No. U035681.
- (11) Harris County Clerk's File No. U350258.
- (12) Harris County Clerk's File No. U381988.
- (13) Harris County Clerk's File No. V369465.
- (14) Harris County Clerk's File No. V715163.
- (15) Harris County Clerk's File No. V545920.
- (16) Harris County Clerk's File No. T183900.

3. Other Dedicatory Instrument: In addition to the Restrictive Covenants identified in Paragraph 2, above, the following documents are Dedicatory Instrument governing the Association which were previously recorded in the Official Public Records of Real Property of Harris County, Texas:

a. Documents.

- (1) Corporate Secretary's Certificate.
- (2) Corporate Secretary's Certificate.
- (3) Corporate Secretary's Certificate.
- (4) Second Amendment to Architectural Guidelines for the Modifications Committee of Baldwin Square Homeowners Association, Inc.
- (5) Amended and Restated Access, Utility, Telecommunications, Landscaping and Irrigation Easement.

b. Recording Information.

- (1) Harris County Clerk's File No. U149593.
- (2) Harris County Clerk's File No. U149591.
- (3) Harris County Clerk's File No. U149592.
- (4) Harris County Clerk's File No. U297066.
- (5) Harris County Clerk's File No. T945962.

4. Dedicatory Instrument: In addition to the Dedicatory Instrument identified in Paragraphs Two (2) and Three (3) above, the following documents are Dedicatory Instrument governing the Association:

- a. Articles of Incorporation of Baldwin Square Homeowners Association, Inc.
- b. Articles of Amendment to the Articles of Incorporation of Baldwin Square Homeowners Association, Inc.
- c. Rules and Regulations.
- d. Baldwin Square Homeowners Association, Inc. Design Guidelines Effective April 1, 2006.
- e. Private Utility Easements for 2915, 2917 and 2919 Caroline and 1307, 1311 and 1315 Anita.
- f. Access, Utility, Telecommunications, Landscaping, Irrigation, Fences and Mail Boxes Easement (Anita Street Townhomes Sec. 3).

True and correct copies of such Dedicatory Instrument are attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copies of the Dedicatory Instrument attached to this Notice are true and correct copies of the originals.

Executed on this 24th day of April, 2006.

**BALDWIN SQUARE HOMEOWNERS
ASSOCIATION, INC.**

By: Principal Management Group of Houston,
Managing Agent

Winifred O. Collins
Winifred O. Collins

THE STATE OF TEXAS

§
§
§

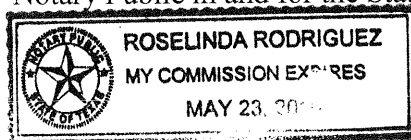
COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared Winifred O. Collins of Principal Management Group of Houston, Managing Agent for Baldwin Square Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

April SUBSCRIBED AND SWORN TO BEFORE ME on this the 24th day of _____, 2006, to certify which witness my hand and official seal.

Roselinda Rodriguez
Notary Public in and for the State of Texas

Return to:
Butler & Hailey, P.C.
1616 S. Voss, Suite 500
Houston, Texas 77057



115578

BALDWIN SQUARE HOMEOWNERS ASSOCIATION, INC.

DESIGN GUIDELINES

EFFECTIVE APRIL 1, 2006

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

Table of Contents

Overview

The Declaration.....	3
Purpose and Objectives.....	3
Application Procedure	4
Approvals/Disapprovals/Processing Period.....	5
Easements.....	5
Variances.....	6
Inspection	6
Compliance/Non Compliance	6
Enforcement.....	7
Complaints	7
Controlling Documents	7

Guidelines

1.0 Townhomes – Roofs, Gutters, and Exterior Surfaces.....	Error! Bookmark not defined.
2.0 Outbuildings.....	9
3.0 Exterior Painting	9
4.0 Entry Doors, Windows, Storm Windows and Storm Doors.....	10
5.0 Antennas and Satellite Dishes	11
6.0 Fences/Fence Extensions/ Walls/Hedges	12
7.0 Decorations/Flag Poles	13
8.0 Exterior Lighting	13
9.0 Landscaping	14
10.0 Driveway Extensions/Sidewalks	15
11.0 Garage Conversions.....	15
12.0 Signs, Advertisements, Billboards	15
13.0 Storage of Materials	17
14.0 Temporary Structures.....	17

Residential Inspection Guidelines

A. Townhome Repairs.....	18
B. Townhome Painting	18
C. Debris, Toys, and other materials placed on Townhome Sites	18
D. Maintenance of Landscaped Areas	19
E. Trash Cans.....	19
F. Decorative Appurtenances	19

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

OVERVIEW

These Design Guidelines supersede and replace those certain Architectural Guidelines filed of record under County Clerk's File No. U149591 in the Official Public Records of Real Property of Harris County Texas

The Declaration

A system of Design Guidelines is created by the following Declarations of Covenants, Conditions and Restrictions:

[Amended and Restated Declaration of Covenants and Restrictions for Baldwin Square, Harris County Clerk's File No.T183900, filed on _8/4/1998_] and all amendments and supplements thereto.

*All recording information refers to the Official Public Records of Real Property of Harris County, Texas.

Section 9.6 of the Declaration authorizes the Architectural Committee, from time to time, to publish and promulgate Design Guidelines to supplement the Declaration in order to carry forward the spirit and intent of the Declaration. The terms used in these Design Guidelines have the same meaning as the terms used in the Declaration, unless otherwise indicated.

Purpose and Objectives

The purpose of these design guidelines is to preserve the natural setting and beauty of the Property, to establish and preserve a harmonious and aesthetically pleasing design for Property and to protect and promote the value of the Property, subject to the restrictions set forth in the Declaration.

To preserve the architectural and aesthetic appearance of Property, no construction of exterior improvements, or modifications, additions, or alterations to existing exterior improvements (collectively, "Modifications"), shall be commenced or maintained by any Owner, with respect to any portion of the Property, unless and until said Modification has been approved in writing by the Baldwin Square Homeowners Association, Inc. (the "Association") as to its compliance with the Declaration and the design guidelines contained herein (the "Guidelines"). This includes, without limitation, the construction or installation of satellite dishes, sidewalks, driveways, parking sites, mail boxes, decks, patios, courtyards, awnings, walls, fences, exterior lights, garages, and any exterior addition to or change or alteration therein (including, without limitation, painting or staining of any exterior surface). In addition to reviewing compliance with the

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

Declaration and these Guidelines, the Association may consider the aesthetics of any proposed Modification, including the harmony of external design, location, and appearance in relation to surrounding structures and topography, before granting approval of said Modification.. .

These Guidelines are intended to function as a summary of the Declaration and to comply with the requirements of the Declaration by establishing design guidelines for the Association, which has exclusive jurisdiction over modifications, additions, or alterations made to Townhomes or to Townhome Sites. Any terms with the first letter capitalized are either defined in these Guidelines, or in the Declaration. "Property" shall mean all Townhome Sites and Common Areas shown on the Subdivision Plats.

Application Procedure

Applications should include a cover letter, together with the Application Form (available from Association's managing agent or at www.baldwinsquare.org) explaining the proposed improvement(s). For extensive alterations, attach two (2) copies of a detailed site plan. It is recommended that a copy of the survey received at closing be used so that relative distances and dimensions can be reviewed. Make sure to include all pertinent information, specifications, color samples, building permits, etc., and a mailing address and phone number. All applications must be in writing. The Modifications Committee will only respond to written, facsimile, or electronic mail requests made to the Association's managing agent. Mail your applications to the Association's managing agent, as reflected in the Management Certificate filed of record from time to time in the Official Public Records of Real Property of Harris County, Texas

The Association's managing agent shall be contacted by the applicant within seven (7) days after the date of the application mailing to verify that it was received. Do not assume it was received.

It is the responsibility of the applicant to make sure he or she has the most current Guidelines before proceeding with any improvement. Check with any Modifications Committee or Board member to see if the Guidelines have been revised or amended.

The Association reserves the right to charge an application fee on a case by case basis, depending on the complexity of the requested improvement to pay for the services of an independent architect/land planner to review. The Owner shall pay any costs or expenses that the Association incurs in processing the Application.

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

Approvals/Disapprovals/Processing Period

The Modifications Committee will respond in writing to all applications. Upon approval or disapproval, one (1) copy of the application will be marked and returned, along with an explanatory letter.

Please note that the Modifications Committee has forty-five (45) calendar days from date of receipt of a complete application within which to respond. If the Modifications Committee requires additional information, the application will be deemed rejected and the forty-five (45) day processing period will commence upon receipt of the additional information. Plans for the implementation of the proposed improvements should allow for the time required to complete the approval process. However, every effort will be made to respond promptly.

In the event the Modifications Committee fails to indicate its approval or disapproval within forty-five (45) days after receipt of the required documents, approval will not be required and the related covenants set out in the Declaration shall be deemed to have been fully satisfied, provided that the proposed improvements are generally in harmony with the scheme of the development as set forth in the Declaration and these Guidelines and do not violate any of the covenants. However, failure to respond on the part of the Modifications Committee does not imply permission to encroach on an easement or building line.

If an application is not approved, the Modifications Committee will state in its letter why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the Modifications Committee, the chairman of the committee should be contacted for an appointment. The Board of Directors shall have the final authority over all actions taken by the Modifications Committee.

No Modifications Committee member can approve his/her own improvement.

Please note that Modifications Committee approval is required prior to the installation or construction of any improvement or change. If an improvement is made without Modifications Committee approval, the Board of Directors for the Association has the legal right to enforce its removal.

Easements

The Modifications Committee cannot approve any application if there is an encroachment on an easement until the Owner provides Consent for Encroachment, or resubmits revised plans. Any nonportable structure on an easement is considered permanent, and thus an encroachment. Owners must secure a Consent to Encroachment or a Release of Easement from all affected utility companies. If your plans show an encroachment,

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

obtain your Consent for Encroachment before applying to the Modifications Committee, or your application will be rejected. If you have an aerial easement on your Townhome Site, the utility company may permit you to place a permanent structure in the easement, as long as the structure is not higher than the aerial easement. To be on the safe side, you should discuss it with the utility company first.

Approval by the Modifications Committee of any encroachment of an easement shall not serve as an amendment or change of that easement and shall not create liability through the Modifications Committee. Any encroachment upon such easement shall be at the sole risk and expense of the Owner.

Variances

Each application is considered on its own merit and the Modifications Committee may grant a variance from these Guidelines or the Declaration if, in the sole discretion of the Modifications Committee, the circumstances warrant. Variances will be granted in writing only and, when given, will become part of these guidelines to the extent of the particular Townhome Site(s) involved. Because a variance may have been granted in one instance does not mean that improvements of a similar nature need not be applied for. Unless the Guidelines are amended and reissued, applications for improvements must be submitted, regardless of any variances previously granted.

Inspection

All improvements are subject to inspection by the Modifications Committee.

Compliance/Non Compliance

As stated earlier, these Guidelines summarize all relevant stipulations from the Declaration, and also include supplementary details and restrictions that have been approved by the Board of Directors.

The Declaration was in existence prior to the sale of any Townhome in Baldwin Square. It is expected that all residents will comply with the restrictions and requirements specified in that document. This includes the requirement to file an application for approval to the Modifications Committee for all improvements, conditions or restrictions specified in the Declaration.

Owners shall comply with all applicable restrictions and shall observe the filing requirements for any improvements. An Owner is not in compliance if:

- 1) An improvement was made that is/was prohibited at the time of the improvement; or,

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

- 2) An improvement was made and an application was not filed with the Modifications Committee.

Unapproved and/or prohibited improvements are subject to removal or modification at the Owner's expense, unless a variance is granted. Owners should apply to the Modifications Committee for any outstanding unapproved improvements.

Enforcement

The Declaration provides, as follows:

Enforcement of this Declaration may be initiated by any proceeding at law or in equity against any person or persons violating or attempting to violate them, whether the relief sought is an injunction or recovery of damages or both, or enforcement of any lien created by this Declaration, but the failure of the Association or any Owner to enforce any covenant herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Complaints

Owners are encouraged to help maintain the beauty of the Property. To this end, we all have an obligation to conform to the Declaration and to these Guidelines, and to ensure non-complying improvements get corrected. Should you have a complaint regarding a violation, write to the Modifications Committee, care of the Association's management agent. All complaints will be handled in the same manner discussed under "Application Procedure".

Controlling Documents

In the event of a conflict between these Guidelines and the Declaration, the Declaration shall control.

GUIDELINES

1.0 Townhomes – Roofs, Gutters, and Exterior Elements

1.1 Masonry and roof requirements.

All Townhomes will be roofed with composition shingles in a color and style similar with that of the original Townhome. Aluminum simulated shingle roofs and wooden shingles are not acceptable. Any roof replacement shall require Modifications Committee approval.

1.2 Roof Penetrations.

Roof vents, utility penetrations, or other roof protrusions shall not be visible from the front street. Generally skylights should not be visible from the front street. An exception would be skylights that are part of the architectural style of the Townhome and are used to enhance that style. In such cases, the Modifications Committee will determine their appropriateness.

1.3 Gutters and downspouts.

Gutters and downspouts should be properly maintained, repaired and replaced as necessary. Replacement gutters and downspouts should be placed in positions similar to that of the original gutters and downspouts on each Townhome, or strategically placed to minimize their visibility to the front street. Gutters and downspouts must match painted wood trim surface. Replacement downspouts must be installed vertically and in a simple configuration. All gutters and downspouts must be installed so water runoff does not adversely affect adjacent Dwelling Unit. It is recommended that downspouts be buried or hidden in plant materials at the point where extensions carry water away from the building.

1.4 Exterior surfaces.

Exterior sidings and front facades must be generally maintained in good condition. To the extent necessary, repairs/replacements of facades and exterior siding should be completed using the same materials as was originally installed (i.e., brick facades and Hardiplank siding). Replacement materials should be similar in appearance and coloring to original materials.

1.5 Solar Panels are not permitted.

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

- 1.6 Parabolic solar collectors are not allowed.
- 1.7 Solar window screens are not allowed.
- 1.8 Solar tinted window films are not allowed.
- 1.9 Basketball goals are not permitted.
- 1.10 Patio covers are not permitted
- 1.11 No wind generators shall be erected or maintained on any Townhome Site.
- 1.12 No outdoor carpeting shall be installed on any outdoor surface visible from the street or neighboring Townhomes.
- 1.13 No swing sets shall be permitted.
- 1.14 No window or wall-type air conditioners shall be permitted to be used, erected, placed, or maintained on, or in, any Townhome.

2.0 Outbuildings

- 2.1 An "outbuilding" is defined as any structure that is not attached to the main structure. This definition does not include bona fide additions to the main residence or garages, but does include storage sheds, gazebos, and playhouses/forts.
- 2.2 No outbuildings shall be constructed on the Property.

3.0 Exterior Painting

- 3.1 It is the intent of the Association to preserve the original style of our neighborhood, but not limit individual taste options. Due to the structural nature of adjoining Townhomes (lack of defined barriers) it is important to keep a harmonious visual "feel" of the Townhomes. The Modifications Committee will not approve paint colors that are not consistent in appearance with exterior paint color of the adjoining Townhomes (particularly in areas with continuous wall surfaces, such as in the rear of most Townhomes) in order to maintain a consistent appearance.
- 3.2 Even if an Owner intends to paint in accordance with an original color scheme, an application must be submitted and no work begun until approved by the Modifications Committee.

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

- 3.3 The Modifications Committee must approve color changes. The color of brick used in Townhome and color of neighboring Townhomes are considerations.
- 3.4 Exterior paints and stains for each Townhome shall be selected to complement or harmonize with the colors of the other materials with which they are used.
- 3.5 The painting of brick facades is strictly prohibited.
- 3.6 The paint color scheme of each townhouse must not exceed more than three (3) colors per Townhome. Wood siding and trim should generally stay within the earth tone color family. Soft and muted earth tone pastel colors are acceptable. The use of white is also permitted.
- 3.7 Extremely bold colors; primary colors (red, yellow, blue) are prohibited. The variety and number of exterior colors on each Townhome should be held to a maximum of three (3), not inclusive of brick or front door color.

4.0 Exterior Doors, Windows, Storm Windows and Storm Doors

- 4.1 Exterior doors require regular maintenance including refinishing to look their best. Exterior doors may be restained or repainted the existing color without submitting a Modification Request to the Modifications Committee. Refinishing and/or painting doors to a different color other than the original will require submission of a Modifications Committee Application and approval obtained prior to completing the work.
- 4.2 Replacement doors should match the design intent of the original doors. If the original door had a "wood grain" finish, then it must be replaced with another "wood grain" door or a stained wood door. Replacement doors may have glass inserts/panels. If the original door was a solid material, painted door it may be replaced in kind. The door appearance/style should be consistent with style of the original Townhome. Owners are required to obtain approval from the Modifications Committee prior to installation of replacement doors.
- 4.3 Replacement entry door hardware should match the original installation in function. A decorative entry lockset will have to be replaced with the same. If the original installation was just a lockset, then it can be replaced with a lockset.
- 4.4 Replacement windows must be made of materials and of a style consistent with the original Townhome. Owners are required to obtain approval from the Modifications Committee prior to installation of replacement windows.

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

- 4.5 The frames of storm windows and storm doors must be of a color compatible with the exterior Townhome colors and/or general use and appearance of the Townhome. Owners are required to obtain approval from the Modifications Committee prior to installation of storm windows and doors.
- 4.6 Awnings are not permitted.
- 4.7 Metal and wooden slat-type exterior shades are not permitted.

5.0 Antennas and Satellite Dishes

- 5.1 As used in this Section 5.0, the term "Antenna" shall be defined as: any device used for the transmission and receipt of video or audio services, telecommunications and fixed wireless signals, including direct broadcast satellite (DBS), television broadcast and multipoint distribution service (MDS). A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.
- 5.2 This Section 5.0 supersedes any prior standards and restrictions of the Association regarding Antennas, including Section 7.11 of the Declaration .
- 5.3 Subject to the criteria set forth below in this Paragraph 5.0, the following are Antennas covered by the Federal Communications Commission's ("FCC") Over the Air Reception Devices (OTARD) Rule and may be installed without the prior approval of the ACC:
 - (i) antennas designed to receive DBS service that are 39.4 inches (1 meter) or less in diameter may be installed;
 - (ii) antennas designed to receive MDS that are 39.4 inches (1 meter) or less in diameter; and
 - (iii) antennas designed to receive telecommunications and fixed wireless signals that are 39.4 inches (1 meter) or less in diameter may be installed ("Covered Antennas")..
- 5.4 No Antenna that is not a Covered Antenna shall be allowed on any Townhome Site.
- 5.5 No Covered Antennas shall be placed, allowed, or maintained upon any Townhome Site, which are visible from any street; Common Area or another Townhome Site, unless it is impossible to receive an acceptable quality signal from any other location. In that event the Covered Antenna may be placed in the least visible location where reception of an acceptable quality signal is possible..

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

- 5.6 After installation, the Board may require painting or screening of the Covered Antenna, which painting or screening does not substantially interfere with an acceptable quality signal.
- 5.7 In no event are the following items permitted:
- (i) satellite dishes, which are larger than one (1) meter in diameter and are visible from any street or exceed the height of the fence surrounding the lot.
 - (ii) broadcast antennas' masts, which exceed the height of the center ridge of the roofline;
 - (iii) the masts of MMDS antennas and other Covered Antennas that exceed the height of twelve feet (12') above the center ridge of the roofline (unless the occupant of the Townhome can prove to the satisfaction of the Board that an acceptable quality signal cannot otherwise be obtained and there are no safety concerns).
- 5.8 No exterior antennas, aerials, satellite dishes, or other apparatus shall be permitted, placed, allowed, or maintained upon any Townhome Site, which transmit television, radio, satellite or other signals of any kind.
- 5.9 This Section 5.0 is intended to be in compliance with the Telecommunications Act of 1996 (the "Act"), as the Act may be amended from time to time. This Section 5.0 shall be interpreted to be as restrictive as possible, while not violating the Act.

6.0 Fences / Fence Extensions / Walls / Hedges

- 6.1 With the exceptions cited below, any fence, wall or hedgerow intended for the purposes of privacy and/or security shall be no greater than eight feet (8') in height and shall be no nearer to the front property line of the Townhome Site which it serves than the building line which is closest to that property line, subject to the following exceptions:
- 6.2 All proposed fences must be approved by the Modifications Committee.
- 6.3 All metal fencing shall be painted black.
- 6.4 No new wood fences (other than replacements for existing wood fences installed on any Townhome Site during the original construction period) shall be permitted.
- 6.5 Any wall, fence or hedge erected on a Townhome Site shall pass ownership with title to the Townhome Site and it shall be Owner's responsibility to maintain said wall, fence, or hedge thereafter.

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

- 6.6 Replacement or repairs of fences, walls or hedges must be made with similar materials and construction details as used in original fence, wall or hedge. The Modifications Committee must approve replacement of any fence.
- 6.7 No chain link fence type construction will be permitted on any Townhome Site.
- 6.8 Fences must be maintained in good condition.
- 6.9 The maximum height for metal/wrought iron/wooden fencing is eight (8') feet.
- 6.10 Where pedestrian gates are proposed; they must be constructed of a material that is compatible to its respective fence type.
- 6.11 The black wrought iron fence enclosing each community is considered a common element and is maintained by the Association. Modification to such fence shall not be permitted. The locksets on each individual gate are the property of each Owner who is responsible for their maintenance. Replacement gate door hardware shall match the original installation in function and finish.

7.0 Decorations / Flag Poles

- 7.1 No decorative appurtenances such as sculptures, birdbaths, birdhouses, permanently affixed flag poles, fountains, or other decorative embellishments shall be placed on any portion of a Townhome Site unless expressly approved by the Modifications Committee. Christmas, holiday or other festive decorations of a temporary nature are permitted. Decorations must be removed within four (4) weeks after the calendar date of the holiday.
- 7.2 Burglar bars over windows are prohibited.
- 7.3 Townhome address numbers may be placed on the Townhome, but not on any type of freestanding structure.
- 7.4 Permanently affixed flagpoles are prohibited. For temporary use, bracket mounted flags, not greater than twelve (12) square feet in area and placed near the front entry of the Townhome, may be permitted.

8.0 Exterior Lighting

- 8.1 Additional exterior lighting should not be of a wattage or lumen count that will affect neighboring Town homes.

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

- 8.2 Exterior decorative lights, security lights or floodlights must be aimed so as not to shine onto a neighboring property. The fixture color and shielding should be compatible with the building. Conduits and wiring must be concealed.
- 8.3 Low voltage landscape lighting must receive Modifications Committee approval prior to installation.
- 8.4 Exterior lights must not affect overall aesthetic appeal. The type, color and quality of all exterior site and Townhome lighting must be consistent with other existing lights on the property and in the neighborhood of the respective Townhome.
- 8.5 Colored lighting of any sort and the use of fluorescent and neon lighting is prohibited (except during recognized holiday seasons when such lighting is permitted).
- 8.6 Architectural accent lighting is permissible, but must be from an incandescent source.
- 8.7 Proposed walkway lighting should be inconspicuous and of a bollard or dome light design.
- 8.8 If the original fixture was controlled by a photocell, then the replacement fixture must also be controlled by a photocell.

9.0 Landscaping

- 9.1 General: Landscaping (defined as living plants, trees, shrubs, flowers, etc., and utilization of non-living material necessary for growth, e.g., bark, mulch, etc.) is subject to Modifications Committee review and approval.. Only seasonal color plantings are to be deemed approved. Removal of grass in existing grassy areas or significant enlargements (greater than six (6) square feet in area) of flowerbeds into existing grassy areas requires Modifications Committee approval.
- 9.2 Trellises, window boxes, arbors, and permanent brick borders, must have Modifications Committee approval.
- 9.3 Landscape projects should take into account the effect on drainage from resident property and adjacent Dwelling Unit.
- 9.4 Artificial plants, trees, shrubs, flowers, etc. are not allowed as part of the landscaping.

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

- 9.5 Birdbaths, water features and any nonliving landscaping additions are not permitted unless expressly approved by the Modifications Committee.

10.0 Driveway Extensions/Sidewalks

- 10.1 Driveways are considered a common element. Driveways may only be altered to perform repairs to underground utility pipes. An application must be submitted for any driveway removal, addition or modification.
- 10.2 Entry walks and sidewalks on each Townhome Site may be constructed of concrete or any other finish approved by the Modifications Committee. If masonry material is approved, it must be compatible, not only with the Townhome, but also with any other walkways or terraces on the Townhome Site.
- 10.3 A city permit must be obtained for any sidewalk or footpath constructed on any permanent right-of-way (between sidewalk and street). This permit should be included with the Modifications Committee application. Temporary (not built with concrete or mortar) sidewalks are permitted provided the placement does not interfere with general landscaping maintenance or have a "bright" appearance. Use of materials other than what has been designed for walkways (such as lumber, plastics, metal, bricks without mortar) is prohibited.
- 10.4 Asphalt driveways and sidewalks are specifically prohibited.
- 10.5 Painting or the application of topcoat on driveways and sidewalks is not permitted.

11.0 Garage Conversions

- 11.1 Conversions of a garage for any reason are not permitted.
- 11.2 Aluminum, sheet metal or fiberglass carports are not permitted.
- 11.3 Additional garages or carports are not permitted. Garage door replacements or alterations require Modifications Committee approval.

12.0 Signs, Advertisements, Billboards

- 12.1 Except as provided below, no signs, billboards, posters or advertising devices of any character advertising the Property for sale shall be erected or displayed to the public view on any Townhome Site except for one (1) sign of not more than 2' x 3' in area, fastened only to a stake in the ground and extending no more than 3'

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

above ground. Signs, billboards, poster or advertising devices of any character advertising the Property for rent or lease are prohibited.

- 12.2 The Association shall have the right to remove any signs, advertisements, billboards, or structures placed on any Townhome Site and, in doing so, shall not be subject to any liability for trespass, any other tort or any civil or criminal liability in connection therewith or arising from such removal.
- 12.3 Contractor signs and painter signs are not permitted.
- 12.4 Commercial signs of any nature (including lost pet signs) are not permitted.
- 12.5 Signs that give notice of a Townhome security system are permitted if they are placed at or near the front entrance and are no larger than 144 square inches. Window stickers that give notice of a Townhome security system are also permitted.
- 12.6 Owners may place ground mounted political signs on their Townhome Site, which advertise a political candidate or ballot item for an election ("Political Signs"), provided the following criteria are met:
- (1) No Political Sign may be placed on a Townhome Site prior to the ninetieth (90th) day before the date of the election to which the sign relates, or remain on an Owner's Lot subsequent to the tenth (10th) day after the election date.
 - (2) No more than one (1) Political Sign is allowed per political candidate or ballot item.
 - (3) No Political Sign may: (a) contain roofing material, siding, paving, materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component; (b) be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object; (c) include the painting of architectural surfaces; (d) threaten the public health or safety; (e) be larger than four feet by six feet (6'); (f) violate a law; (g) contain language, graphics, or any display that would be offensive to the ordinary person; or (h) be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.
- 12.7 The Modifications Committee shall have control over the wording, design, appearance, size, quantity, and location of all signs. Except for signs adhering to the standards of sections 12.1 or 12.6, all signs within the Property shall be subject to the prior written approval of the Modifications Committee.

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

13.0 Storage of Materials

- 13.1 No materials of a non-decorative nature (building construction, empty flower pots, toys, debris, etc.) may be placed or stored on Townhome Sites. Building materials necessary for an internal modification or for an approved external Modification may be temporarily placed on Townhome Sites and must be kept in a neat, clean and orderly condition. No materials may be stored on a Townhome Site for more than 21 days.
- 13.2 No materials may be placed on the street, or between the curb and the property line.

14.0 Temporary Structures

- 14.1 No structure of a temporary character (sales structure, trailer, travel trailer, tent, shack, garage, barn, or other outbuildings) shall be used on any Townhome Site at any time as a residence, either temporarily or permanently.
- 14.2 No trailer, camper, recreational vehicles, or similar vehicles shall at any time be parked on a Townhome Site or connected to utilities from a Townhome Site.
- 14.3 No dwelling previously constructed elsewhere may be moved onto any Townhome Site. This specifically includes mobile homes, or the use of a mobile home, in which the axle and wheels have been removed and placed upon a concrete slab, which said mobile home is hereby specifically prohibited as a residence, either temporarily or permanently, and further, specifically includes a mobile home upon which wheels have been left attached.

RESIDENTIAL INSPECTION GUIDELINES

A. Townhome Repairs

Notices to make Townhome repairs will be sent when:

1. Garage doors are dented and/or when garage door windows have been broken.
2. Rain gutters are bent, sagging or hanging.
3. Trim on doors, windows, gutters, or other exterior surfaces of any Townhome are rotting, covered with mildew, or are otherwise visibly deteriorating.

B. Townhome Painting

Notice to paint or clean exterior surfaces will be sent when the following is occurring:

1. Paint is discoloring.
2. Wood is seen under coat of paint.
3. Paint is chipping off of Townhome.
4. Mildew is visible on exterior surfaces.
5. Front door stain/paint is discolored, faded, worn or otherwise deteriorated.

C. Debris, Toys, and other materials placed on Townhome Sites

Notice will be sent when the following occurs:

1. Wood or lumber is stored against the Townhome and can be seen from the street.
2. Empty plant containers on the Townhome Site are generally visible from the street, sidewalk, Common Areas, or adjacent Townhome Sites.
3. Toys or bicycles are left on the Townhome Site for more than 24 hours.
4. Bricks, sawhorses, paint cans (building materials) are on the Townhome Site.
5. Plastic tarps and/or covers are visible on a Townhome Site.
6. Debris, trash, or items to be discarded are not placed out on regular trash days and are left in public view for more than 24 hours.

Baldwin Square Homeowners Association, Inc.
Design Guidelines
Effective April 1, 2006

D. Maintenance of Landscaped Areas

Notice will be sent when landscaped areas on a Townhome Site (other than those areas maintained in common by the Association) become unkempt, overgrown, covered with weeds, or if plants have become visibly diseased or dead.

E. Trash Cans

Notice will be sent when trashcans routinely remain in public view more than 24 hours after regular trash collection days.

F. Decorative Appurtenances

Notice will be sent for maintenance of decorative appurtenances or their removal when the following occurs:

1. When paint is chipping and appurtenance is in need of new paint.
2. When decorations are placed in the yard that do not concur with the scheme of the community, or where the Owner has not complied with Section 10 of these Design Guidelines (including obtaining Modifications Committee approval, if required)
3. When repair or replacement is needed.

The examples provided above are for informational purposes only and notices may also be sent for other reasons.

Rules and Regulations

As provided in the "Amended and Restated Declaration of Covenants and Restrictions for Baldwin Square" as amended or supplemented (the Declaration), the Board of Directors has adopted the following Rules and Regulations.

I. Parking (Effective April 1, 2006)

A. Regulations

1. Owners, residents, and visitors of the Baldwin Square Property and its Subdivisions, as defined in the Declaration, must park their vehicles inside the Owner's or Resident's Townhome garages or on public streets outside of the Property.
2. Parking anywhere on the Shared Driveway or in the Common Area is prohibited except in, and only in, clearly marked parking spaces created and approved by the Association.
3. The Board may adopt additional Regulations or modify existing ones at any time provided that they do not conflict with the Declaration.

B. Enforcement

Any vehicle parked or left unattended violating these Regulations shall be towed at the owner's expense.