

## CONSTRUCTION GUIDELINES – TWELVE OAKS SUBDIVISION

### La Reserva Homeowners Association

Adopted by the Architectural Control Committee (ACC)

These Construction Guidelines ("Guidelines") are adopted by La Reserva HOA, the property owners' association governing the Twelve Oaks Subdivision Section One a subdivision comprising 98.2306 acres, containing 99 lots, 4 blocks and 4 reserves, as depicted on the plat filed on August 24, 2001, under Film Code No. 488026 of the Map Records of Harris County, Texas, in accordance with the authority granted by the Texas Property Code, including but not limited to:

- Section 202.003, which allows for the creation, interpretation, and enforcement of restrictive covenants intended to preserve the aesthetic, functional, and residential character of the community;
- Section 202.004, which grants the association and individual property owners the legal right to enforce compliance with these Guidelines; and
- Section 202.006, which authorizes the association to adopt, publish, and enforce reasonable architectural standards, policies, and procedures consistent with the recorded Declaration of Covenants, Conditions, and Restrictions (CCRs).

La Reserva HOA, acting through its Architectural Control Committee (ACC), adopts these Guidelines to ensure consistent quality, architectural harmony, and orderly development within Twelve Oaks, a gated residential community. The intent of these Guidelines is to:

- Promote construction that is compatible with the subdivision's overall architectural theme and integrity;
- Prevent visual or structural disruptions that may diminish property values or community standards;
- Establish clear and transparent procedures for architectural review, approval, and enforcement.

These Guidelines apply to all construction activities and exterior modifications within Twelve Oaks Subdivision, including new home construction, additions, remodeling, fencing, roofing, pools, painting, and other visible alterations. All owners and contractors are responsible for reviewing and complying with these Guidelines before beginning any work.

Failure to comply with the provisions herein may result in the imposition of fines, construction suspension, forfeiture of deposits, and/or legal action as authorized by the governing documents and applicable law.

1. Purpose.

These Construction Guidelines are established to preserve the architectural integrity, safety, cleanliness, and uniform character of the Twelve Oaks community. All construction and exterior modifications are subject to prior written approval by the Architectural Control Committee (ACC) of La Reserva HOA.

2. Applicability.

These guidelines apply to:

- New residential home construction
- Home additions and extensions
- Detached structures (e.g., garages, guesthouses, sheds)
- Pools, fences, driveways, and retaining walls
- Roof replacements, paint color changes, and major remodels
- Any alteration to the exterior appearance of a lot

3. Architectural Standards.

3.1 Minimum Square Footage.

- A combined minimum of 2,500 square feet of air-conditioned living space is required. This total may be achieved through the combination of the main residence and an accessory dwelling unit (e.g., guesthouse or casita), provided both structures are permanently attached or detached yet located on the same lot and acceptable under lot coverage rules.
- Garage space, porches, patios, or non-conditioned areas do not count toward this minimum living area requirement.

3.2 Building Height.

- Maximum building height: 35 feet measured from finished grade to roof peak
- No more than 2 stories above ground level

3.3 Exterior Materials

- Minimum 75% of front façade must be masonry (brick, stone, stucco, or cementitious siding)
- No vinyl siding is permitted
- Metal roofs are allowed only if pre-approved, matte finish, and dark in color

3.4 Roof Pitch

- Minimum roof slope: 9:12
- Flat roofs are not permitted unless part of an approved architectural design

3.5 Roofing Materials

- All roofs must be covered using architectural composition shingles
- Only charcoal-colored shingles are permitted
- Other colors or materials require express written approval from the ACC

### 3.6 Colors and Finishes

- Exterior paint colors must be neutral, earth-toned, or consistent with the community style
- Bright or fluorescent colors are strictly prohibited
- Trim, garage doors, and shutters must complement the main façade

### 3.7 Driveways and Sidewalks

- Driveways must be constructed of concrete.
- Gravel, asphalt, or dirt surfaces are not allowed
- A walkway from driveway to front door is required

### 3.8 Fences.

In an effort to provide and protect each individual property owner's rights and values, it is required that any property owner or group of owners considering improvements and or changes to their home or property submit an Architectural Control General Application to the Twelve Oaks Architectural Control Committee (ACC) for planned improvements and or changes. If any change is made that has not been approved, La Reserva Homeowners Association (HOA) has the right to ask the property owner to remove the improvements and or change from the property. The goal of La Reserva Homeowners Association is to maintain neighborhood standards that improve quality of life and ultimately, property values. The fence can have a significant impact on neighbors since it's within their line of sight.

Due to the above and to clarify the restrictions on a new or an existing fence, the following steps should be taken in the application and in the approval of the application

- Height Restrictions. The maximum height allowed on a fence is 5' (five feet).
- Materials. The materials allowed for the construction of a fence will be metal, brick or stucco. The combination of these materials is allowed with the prior written authorization of the ACC. Wooden fences or materials that resemble wood, whether vinyl, metal, plastic or others, are not authorized for any reason.
- Fence Contractor. With the sole intention of controlling the quality of the work, the ACC must previously certify the person or company that will erect the fence, the certification has no cost and the intention is to know the quality of work done by this person or company. The company or person interested in carrying out the work must apply to the ACC for its certification, the documents required but not limited for the certification will be: proof of insurance, photos of the last five works carried out, name and telephone number of the last five works carried out.
- Colors. If the fence is made of brick, the brick must be the same as the one used in the construction of the house, if the fence is made of metal, it must be painted black, if the fence is stucco, it must be the same color as the stucco used at home or approved by the ACC.
- Emergency Access. All fences must have emergency access.

- The Location of the Fence. Fences can be erected on the property line between lots. The fence should be erected 15' (fifteen feet) back from the first wall of the house. In corner lots, the fence must be erected up to the building line, the fence must not exceed that limit, in case the owner wants to install the fence on the property line, he must use the "C" design of this guide in the whole fence. In case the owner wants to install the fence in the front of his property blocking the access to the driveway, the owner should use the "E" design of this guide and take into consideration the following points: (A) The gate should always open inwards to avoid obstructions on the street, (B) The gate must have an automatic opening mechanism and (C) A pedestrian door must be installed next to the vehicle access.
- Properties with pool. All properties that have a pool must have a perimeter fence with a special access system that prevents a person from entering the pool area

#### 4. Approval Process.

Submit a complete Construction Request Form to the ACC, including:

- Site plan
- Elevations and floorplans
- Materials and color samples
- Estimated construction schedule
- Contractor information
- Applicable fees and deposits
- Allow at least 14 business days for ACC review.
- Do not begin construction before receiving written approval.
- If changes occur, submit an amended application.

#### 5. Construction Deposits and Fees.

Construction Deposit (refundable)	\$10,000.00
New Home Construction Permit	\$3,000.00
Home Addition	\$1,000.00
Pool Construction	\$500.00
Fence Installation	\$200.00
Exterior Painting (new color or major work)	\$200.00
Roof Replacement	\$500.00
Exterior Repairs/Remodels	\$300.00

#### 6. Construction Schedule and Heavy Equipment Use.

In order to encourage timely project completion, construction work is permitted 7 days a week, including holidays.

However, for the benefit of neighboring residents:

- Heavy machinery and loud equipment may only operate between 7:00 AM and 6:00 PM, any day of the week.
- Contractors and crews must avoid disruptive behavior and excessive noise outside of these hours.

- Noise must still comply with applicable local ordinances.

7. Time Limits and Extensions.

- Projects must be completed within 6 months of start date
- Extensions must be requested in writing and approved by the ACC
- Projects inactive for more than 30 consecutive days may result in:
  - A \$3,000 fine
  - Loss of deposit
  - HOA action to secure, clean, or enforce compliance at owner's cost

8. Compliance and Enforcement.

Violations of these guidelines may result in:

- Written notices
- Fines
- Suspension of construction activities
- Forfeiture of deposit
- Corrective action by the HOA with costs billed to the owner

9. Final Inspection and Deposit Refund.

- Owners must notify the ACC upon project completion for final inspection
- Deposit refunds are issued within 30 days, subject to:
  - No damage to property or common areas
  - Full compliance with approved plans
  - Adequate site cleanup

10. Amendments.

These guidelines may be modified at any time by the ACC or the HOA Board. Homeowners must request the most up-to-date version before beginning construction or alterations.

11. Exclusive Right to Build.

A. Authorized Company.

Only Twelve Oaks Subdivision LLC (the "Declarant") shall have the exclusive right to construct, build, or erect all improvements on any Lot within the subdivision. This includes, but is not limited to, single-family residences, perimeter fencing, sidewalks, common area structures, and any other permanent improvements.

B. Restriction on Lot Owners.

Lot owners shall not engage in, authorize, or permit any construction activity on their Lot, either directly or through third parties. This restriction is absolute and is accepted by each purchaser as a condition of acquiring title to property within the subdivision.

C. Purpose of Restriction.

The intent of this provision is to ensure architectural consistency, construction quality, and adherence to the subdivision's master development plan, all of which serve to protect the overall aesthetic and property values within the community.

D. Legal Authority.

This restriction constitutes a valid and enforceable real property covenant pursuant to Chapter 202 of the Texas Property Code, which governs restrictive covenants in residential communities. Such provisions, when duly recorded, are binding and enforceable as a matter of contract and property law, provided they do not contravene public policy or applicable state or federal law.

12. Variances.

The Board of Directors, upon recommendation of the Architectural Control Committee (ACC) or its duly authorized representative, may grant variances from compliance with any architectural provisions set forth in this Declaration, any amendments or supplemental amendments, Builder Guidelines, or Architectural Guidelines—unless expressly prohibited. Such variances may include, but are not limited to, deviations regarding structure height, size, placement, or similar restrictions, when specific circumstances—such as topography, natural obstructions, hardship, aesthetic, or environmental considerations—justify such exceptions.

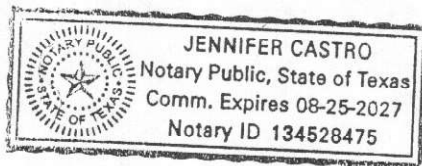
Executed in Harris County, Texas, on the 23rd day of July 2025, by authority of the Board of Directors of La Reserva HOA, for the Twelve Oaks Subdivision.

LA RESERVA HOA

By:   
Roberto Alvarez  
President

THE STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Roberto Alvarez, known to me to be the person whose name is subscribed to the foregoing instrument, and who, being duly sworn by me, acknowledged to me that he is President of La Reserva HOA, and that he executed the same on behalf of said Association as its voluntary act and deed, and with full authority to do so, for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 23rd day of July 2025, in Harris County, Texas.

  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
La Reserva Homeowners Association  
20416 W FM 1097 Rd  
Montgomery TX 77356



FILED FOR RECORD

3:17:07 PM

Wednesday, July 23, 2025

*Leneshia Hudpeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Wednesday, July 23, 2025



*Leneshia Hudpeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS