



**CERTIFICATE OF SECRETARY  
OF  
STONE VALLEY PROPERTY OWNERS ASSOCIATION  
(Bexar County)**

The undersigned, Barbara Lowry hereby certifies that she is the acting Registered Agent of the Stone Valley Property Owners Association, a Texas non-profit corporation; that, as such, she is the keeper of the records and minutes of the proceedings of the Association, which is duly organized and existing under the laws of the State of Texas. The undersigned hereby further certifies as follows:

*Attached hereto in accordance with the provisions of applicable laws is a true and complete copy of the Architectural Control Guidelines (Exhibit "A"), which are in full force and effect on the date hereof.*

IN WITNESS WHEREOF, I have hereunto set my hand this 23 day of May, 2012.

**STONE VALLEY PROPERTY  
OWNERS ASSOCIATION**

By: *Barbara Lowry*  
Barbara Lowry, Registered Agent

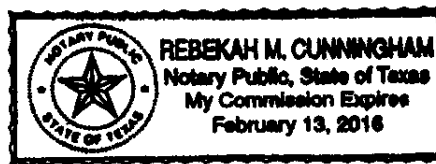
**ACKNOWLEDGMENT**

**STATE OF TEXAS  
COUNTY OF BEXAR**

This instrument was acknowledged before me on the 23 day of May, 2012, by Barbara Lowry, Registered Agent of The Stone Valley Property Owners Association, a Texas non-profit corporation, on its behalf, who stated before me that the foregoing was true and correct to the best of her knowledge and belief.

*Rebekah M. Cunningham*  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Association Management Services  
1600 NE Loop 410, Suite 202  
San Antonio, Texas 78209



## **ARCHITECTURAL CONTROL COMMITTEE (ACC)**

### **I. SOLAR OR ENERGY DEVICE SUBMITTAL REQUIREMENTS**

Installation of solar energy electrical generating equipment as outlined by Texas State Law are welcomed in Stone Valley and may be installed according within the guidelines of these laws only after a plan is submitted and approved by the ACC.

Solar installations must include:

1. All equipment components including: fastening devices, electrical connectors, electrical lines, electrical invertors, conduit or piping and all other any ancillary equipment needed to produce electricity must be specified and listed in the submitted plan.
2. Solar devices can not extend beyond the roof lines. The plan must specify how and where on the roof the solar devices are to be safely installed.
3. Solar devices must conform to the roof slope.
4. Solar devices at ground level must not reach or extend above the home's fence line.
5. The location of solar devices installed in a back yard near or at ground level must be specified.
6. Solar energy devices must be located in an approved area of the homeowner property area unless an alternate location can increase the homes annual electrical production more than 10%.
7. Solar devices and accompanying hardware or electrical components must be color coded to conform to Texas state law on solar devices.
8. The start and estimated completion project dates of the must be detailed in this plan.
9. Wind turbine electrical generation units are not allowed.

## **ARCHITECTURAL CONTROL COMMITTEE (ACC)**

### **I. RAINFALL CATCHMENT SUBMITTAL REQUIREMENTS**

1. The applicant shall submit rainfall catchment plans for review to the ACC.
2. The rainfall catchment plan must be meet local city, county and state building laws and codes. The homeowner will obtain a building permit when required by local ordinances.
3. The rainfall catchment plan shall be drawn to scale and accurately depict the following information:
  - A. A list of all commercial materials that will be included in this proposed catchment plan that include: catchment cisterns, gutter connections, leaf guards, dust catchment filter devices, filter baskets or socks, conveyance piping, overflow piping, sterilization equipment, mosquito abatement covers, electrical pumping systems and all component connections
  - B. Lot placement(s) of the cistern system(s) at the home must be specified in the submitted plan.
  - C. Cisterns must be of durable plastic, fiberglass, durable concrete or non-corrosive metal. Lead or corrosive soldering and welding of all components is prohibited.
  - D. Cistern base footings must durable and strong enough to maintain the full weight of all water in the rainfall catchment and cisterns in all climatic or storm rainfall conditions. Bases must be constructed so as not to permit rodent infestations.
  - E. Cisterns located above ground must be secured and covered. Underground cisterns that require construction permits by local authorities must meet all meet city, county and state requirements.
  - F. The catchment system must blend in with the color and exterior of the home.
  - G. The size of the above ground catchment cistern system will not be more than five feet in height and less than three feet in diameter. Multiple cisterns at one lot location must be interconnected by gravity.
  - H. If multiple cistern locations are located on a lot, they must included be in the submitted plan
  - I. All cisterns and/or components must be shielded from view from the street and HOA common areas.
  - J. Cistern pump piping or drainage connections to turf irrigation systems, gardens and/or xerescapic lot areas must be detailed. The areas of the homeowner lot to receive cistern water must be specified.

K. All rainfall overflow and flushing equipment must be part of the rainfall catchment cistern basins. Cistern overflow and flushing must not interfere, cause damage or interfere with rainfall storm drainage to neighboring lots or HOA common areas.

L. Homeowner air conditioning water condensate connections to the rainfall catchment-cistern system must be detailed in the submitted plan.

M. If cistern water is to be used as potable water, all treatment procedures and sterilization equipment are to be specified in the submitted plan; and, must meet all local city, county and state treatment water treatment codes and included in the submitted plan. If this treated water is to be pumped through solar roof water heaters, this must be included in the submitted plans

4. Non-approved cistern components not listed in the submitted rainfall catchment plan approved by the ACC must be removed within 30 days after written notification.

5. The start and completion project dates must be detailed in the approved ACC plan.

#### **IV. MAINTENANCE OF RAINFALL CATCHMENT SYSTEM**

1. Recommended construction, operation, maintenance and rainfall catchment guidelines to maintain homeowner rainfall catchment cistern systems are published by the Texas Water Development Board in THE TEXAS MANUAL ON RAINWATER HARVESTING.

2. All rainfall catchment-cistern system components must be secured to withstand storm or high wind damage.

## **ARCHITECTURAL CONTROL COMMITTEE (ACC)**

### **I. LANDSCAPE SUBMITTAL REQUIREMENTS**

1. Any modification to, and/or new, landscaping must be submitted to and approved by the ACC including, but not limited to, masonry or concrete walkway and patio, driveway, landscaping materials, irrigation devices and lighting. Landscape plans must meet all city, county and state codes and restrictions.
2. The landscape plan shall be drawn to scale and accurately depict the following information:
  - A. The names of all of the types of plant species proposed.
  - B. The number, size and spacing of all proposed plants and the height of existing and proposed trees and shrubs at the time of planting. Tree wells or retaining walls should be incorporated as necessary in the landscape plan to protect existing trees.
  - C. The lot area and the total area of the lot required to be landscaped.
  - D. Location and dimensions of various planting areas.
  - E. Details of any proposed walls or fences.
  - F. The location of any proposed walkways.
  - G. Location of known sprinkler lines and heads
3. Non-approved landscape materials, irrigation fixtures and/or plants installed not listed in the submitted landscape plan by the ACC must be removed 30 days after written notification.

### **II. DESIGN CRITERIA**

1. All landscaping shall not obstruct pedestrian walkways or vehicular use of driveways
2. All landscaping shall not obstruct vehicular traffic at corners or side streets
3. Existing trees and other types of approved vegetation should be preserved whenever possible.
4. Fire hydrants and street signage shall be free from obstruction on all sides by a minimum of 3 feet.
5. Vegetation between the curb and sidewalk must not exceed 24 inches in height, be of the type to contain thorns or spines that could injure pedestrians or is known to be toxic.

6. Grass or other living plants will be the primary ground covers in required landscaped areas. Both sod planting and seeding is acceptable

7. Xerescaping with drought tolerant grasses, plants and shrubs may be permitted in landscape areas deemed appropriate by the ACC as listed by the San Antonio Water Systems (SAWS) or approved plant nursery vegetation list.

8. Adequate irrigation shall be provided and xerescapic grasses shall be maintained at a maximum height of nine inches or less, free of weeds and debris and shall not present a fire hazard. The use of several species is highly recommended.

### **III. DESIGN GOALS**

1. Maintain vigorous and healthy growing plants and lawn, and attractive non-organic landscaping. Criteria to help establish this are:

A. Add plants that provide year-round curb appeal by mixing evergreen plants with perennials that go dormant in winter.

B. Grass species should tolerate of the local climate. Ornamental grasses in front of residences should not exceed 4 feet in height.

C. Edging materials shall consist of concrete, brick pavers, or steel edging. No plastic or aluminum edging is allowed. Pavers or edging shall not impede nor create a hazard for pedestrian traffic along sidewalks, streets and/or driveways.

D. Ground covers other than grass shall be planted in required landscape areas to provide complete coverage within two growing seasons. Vines and spreading shrubs shall not be planted adjacent to pedestrian areas, cover sidewalks, or cover the entire front of homes.

2. Mulches and other inorganic ground cover shall be installed per the following:

A. Materials such as river rock, cobble, or patterned concrete pavers shall be limited in area, and in no circumstances shall they exceed 50% of the required landscape area. Use hardscape elements: rocks, driftwood or other decor that are less than a foot tall.

B. All such ground covers shall be a minimum of four inches deep and shall be placed on a water permeable geo-textile fabric or approved equal to control weed growth. The color of these materials must be consistent and compatible with the surrounding HOA landscaping.

C. Lightweight materials such as bark or leaf mulch shall not be used in areas unshielded from high winds or between the curb and sidewalk.

D. Loose gravel shall not be used in areas abutting public streets or sidewalks, unless it is larger than two-inch minimum aggregate size. Gravel color and pavers will be part of the approved landscape plan.

E. Non-organic ground cover such as river rock, cobble, patterned concrete, bark and pole peelings that abuts public sidewalks and driveways shall be installed at least 2 inches below the sidewalk grade so as to avoid rocks and bark from moving onto the sidewalks and driveways.

F. Homeowners are responsible for keeping sidewalks adjacent to their property free from any and all landscaping materials that are derived from their property. Dead plant materials placed at the front of homes must be removed within 7 days.

G. Homeowners along greenbelts must keep vegetation trimmed along their fences to remove fire hazards.

#### **IV. MAINTENANCE OF LANDSCAPING**

1. Maintenance includes all reasonable and regular irrigation, weeding, weed control, fertilizing, pruning as well as removal of tree wrap and staking. Plant materials that show signs of insect pests, diseases and/or damage shall be appropriately treated. Dead plant material or non-organic ground cover will be replaced according to the original approved landscape plan.

2. The homeowner shall be responsible for maintaining all on-site landscaping as shown on an approved landscape plan, or as existing if an approved landscape plan does not exist. Lawn grasses will be watered, mowed and kept less than 6 inches in height.

3. Design and installation of all landscaping and improvements shall meet or exceed ACC Standards.

4. Tree prohibited from new planting within the HOA to include the following: cotton-bearing Cottonwood, Lombardy Poplar, Box-elder, Siberian/Chinese Elm, Russian Olive, Mimosa and Mulberry.

5. Landscaping or plant material may not interfere with the function, safety, and access to any public easement or right-of-way, or the flow of storm water runoff. Landscaping must not create a storm runoff hazard across neighboring properties.

6. Landscape or leaf materials kept for mulch must be maintained in back yards in an approved fashion and not create a fire and/or safety hazard.

7. All landscaping shall meet be maintained to meet minimum city, county and state standards.

#### **V. XERISCAPE STANDARDS. The ACC will use the following standards to determine if a landscape design meets the xerescapic standards of this section:**

1. Site analysis will take into account slopes, soils, drainage, activity areas, privacy/screening needs, winds, sunny/shady areas, existing site features, existing and future structures and site improvements, and the design will complement the site and structures and impact on neighboring property.

2. Turf areas are minimized and low water demand alternative turf grasses are used wherever possible.
3. Mulches are used to cover soil, save moisture, and reduce weed growth.
4. The irrigation system is designed to suit the landscape design and conserve water by:
  - A. Irrigating turf separately from other areas
  - B. Zoning the system to serve plant groupings with similar water needs
  - C. Incorporating efficient irrigation head layout, and
  - D. Designing for efficient water distribution patterns.
  - E. Low water demand plants are selected. Refer to the xerescapic plant list as published by the San Antonio Water System (SAWS), Texas A&M or an approved plant nursery.
  - F. Regular maintenance is provided to preserve the landscape and conserve water. Proper mowing, weeding, fertilization, pruning, mulch replacement and watering are provided according to climatic seasons and guidelines.

#### **VI. XERISCAPE IRRIGATION.**

1. Portions of irrigation systems may be comprised of temporary irrigation components to irrigate xerescapic areas if the ACC determines that all of the following standards are met:
  - A. Plant selection, design, installation specifications and site conditions combine to create a micro-climate that will sustain the plant material in a healthy condition without regular irrigation after the plant establishment period.
  - B. The temporary irrigation will provide reliable automated irrigation for new plants during the establishment period of up to two years.
  - C. The applicant needs to demonstrate the ability to provide ongoing maintenance of xerescapic areas necessary to keep plant material healthy without irrigation.



# **ARCHITECTURAL CONTROL COMMITTEE (ACC)**

## **I. FLAGS AND FLAG DISPLAY SUBMITTAL REQUIREMENTS**

Installation of flagpoles and the display of flags as outlined by Texas State Law are welcomed in Stone Valley. Flagpoles may be installed only after a plan is submitted and approved by the ACC. All flags must be displayed following these guidelines.

### **Flagpole Installations must include:**

1. A scaled map must show the lot location of the flagpole and flags to be displayed in relation to the home, yard or sidewalks.
2. Flagpole minimum height is 12 feet and the maximum height is 20 feet.
3. Flagpole type and mode of installation including materials, construction and foundation base plate must be specified. Flagpoles may not be attached to the home, patio, gazebo, fence, trees or other exterior yard structure.
4. The flagpole body and finish must consist of long lasting rust-resistant, non-corrosive materials. The flagpole exterior surface must be of an aluminized silver coloration.
5. Only one flagpole may be installed in a front or back yard. Flagpoles must be installed at least 8 feet from home walls.
6. Flagpoles must be no closer than 15 feet from public sidewalks and no closer than 20 feet from the street curb. Flagpoles may not be installed on easements.
7. Flagpole lanyards, fixtures and cables must be installed to permanently avoid unwanted noise.
8. The design, type and location of lighting must be specified and listed in the submitted plan. Lighting must meet city dark-sky statutes and not cause visual glare problems to neighbors. All flagpole lighting must be recessed.
9. The start and estimated completion flagpole project dates must be detailed in this approved ACC plan.

### **Flags Display Guidelines include:**

1. Flags displayed may not be larger than 3 feet by 5 feet. Flags must be of durable, all weather fabric or materials. Flags must be displayed in the correct positioning and not inverted.
2. Flags may be displayed only from ACC approved flagpoles.
3. Flag may be displayed from flag staffs on the front porch or over the garage doors. Flag staffs may not exceed six feet in length and fit in a securely fastened sturdy base mount.

4. No more than two flags may be displayed on a single flagpole or flag staff. These two flags must be of same comparable size.
5. The United States flag must be displayed according to Federal Regulations.
6. The Texas State flag must be displayed according to Texas state law.
7. Smaller United States flags may be displayed in yards during state, national holidays or special events.
8. Flags must not be draped over walls, bushes, or other homeowner structures.
9. Flags may not display commercial and/or business advertisements.
10. Flags may not be painted on and/ or permanently attached to the home exterior surface.
11. Flags must be maintained in good conditions. Deteriorated or soiled flags must be removed or replaced.

**Flagpoles Guidelines include:**

1. Flagpole structure, exterior finish and coloration must be maintained in good condition.
2. Flagpole fixtures and bases that are in bad repair or constitute a safety hazard must be repaired, replaced or removed within 30 days notification by the ACC.

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 07 2012



*Gerard C. Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20120107118 Fees: \$52.00  
06/07/2012 1:49PM # Pages 10  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK