



CANYON OAKS PROPERTY OWNERS ASSOCIATION
(Hereinafter called "Association" or "COPOA")
ARCHITECTURAL CONTROL COMMITTEE (Hereinafter called "ACC")

**GUIDELINES FOR OBTAINING APPROVAL FOR PROPOSED IMPROVEMENTS ON ANY TRACT
INCLUDING ORIGINAL CONSTRUCTION OR MODIFICATION OF EXISTING IMPROVEMENTS**

NOTES: BARRON'S Dictionary of Real Estate Terms defines the following terms and delineates the differences with the following example: Baker owns several houses, one of which is Baker's RESIDENCE, and another is a VACATION HOME, and the others are income (COMMERCIAL) properties rented to tenants.

RESIDENCE – means the place, especially the house or dwelling, in which a person lives or resides.

VACATION HOME – means a dwelling used by the owner occasionally for recreational or resort purposes. It may be rented to others for a portion of the year.

1. The RESTRICTIONS GOVERNING THE USE AND CONSTRUCTION OF IMPROVEMENTS IN COPOA (herein called Deed Restrictions ("DR") and including at a minimum all covenants, stipulations and restrictions) are established for the purpose of creating and carrying out a uniform plan for the sale and improvement of said property in said subdivision, as a restricted subdivision.
2. No building or structure shall be erected, constructed, maintained or permitted on any tract other than a single family RESIDENCE or VACATION HOME and a private garage, garden house/green house, guest cottage, or other structures of permanent construction designed and constructed as appurtenant to the use and enjoyment of such primary residential building (all of the above types of improvements shall hereinafter be referred to as "RESIDENTIAL STRUCTURES" individually and/or collectively).
3. No building or other structure or improvement of any kind, except a small building used to enclose a water pump and tanks, shall be constructed, erected or altered on any tract nearer than fifteen (15) feet from any property line, except (1) in the case where the property line adjoins a reserved area in which case the building or structure may be sited no nearer than ten (10") feet of the property line; (2) in the case where the property line in question is included in a dedicated road easement in which case the building or structure may be sited no nearer than thirty-five (35") feet of the property line and (3) in the case where there is one owner of multiple adjoining lots, the building or structure may be sited anywhere within the outer perimeter of total lots provided the conditions in the aforementioned are met.
4. No improvements shall be used for any COMMERCIAL purposes, except that (1) private RESIDENCES and VACATION HOMES may be rented or leased to single families from time to time as the Owner may determine.
5. No sign or any other advertising device may be displayed on any numbered tract except for one sign of no more than five (5) square feet in size advertising the property for sale or rent. Any qualifying sign must include the words "sale" or "rent".
6. No construction of any kind may begin until:
 - a) Construction plans and specifications have been submitted by the Owner and approved in writing by the ACC. These plans and specifications shall include as a minimum: (1) plans of all floors involved and (2) elevations of all sides of the proposed structure and (3) notes and/or specifications that describe, at a minimum, the materials and finishes, including color, to be used on the exterior walls and roofs and (4) the name, tract number, mailing address, and telephone number of the applicant(s) and (5) a statement as to whether the applicant(s) intend(s) the primary structure to be constructed to be used as a RESIDENCE or a VACATION HOME and (6) a statement as to whether the applicant(s) own(s) any other RESIDENTIAL STRUCTURES in the subdivision, and
 - b) A plot showing the location of the proposed improvement(s) has been submitted by the Owner and approved in writing

by the ACC .

NOTES: A PLOT PLAN is a diagram showing the proposed and/or existing use of a tract. In general, plot plans should consist of a schematic (as opposed to a certified survey) of the location of each and every planned and existing structure(s), septic tank(s), septic drain field(s) and public utilities in relation to each other and to the rear, front and side lines of the tract.

One of the purposes of the plot plan is to attempt to preserve the scenic easement of existing structures on neighboring tracts.

7. Construction plans and specifications and plot plans shall be considered to be properly submitted to the ACC if delivered in person or forwarded by United States Mail, postage prepaid, addressed to the ACC at the business office of the Association.

8. The ACC shall have the responsibility and the authority to review and approve or disapprove in writing the plans and specifications of all improvements submitted by any Owner.

a) The ACC shall ensure the proposed structure is in harmony with the scheme and plan of development and restrictions and further enhanced by the Board of Directors of the Association.

b) The ACC shall ensure, at a minimum, that the proposed size, appearance, external design, materials, and quality of workmanship described by the plans and specifications submitted for any structure are in harmony with other structures in the subdivision and with these guidelines.

NOTES: Exterior designs should be consistent with the exterior designs of the structures currently existing in the subdivision.

All structures shall give the external appearance of being constructed consistent with typical Texas Hill Country architecture and construction. This architecture and construction is characterized by external materials native to the area including natural stone, cedar paneling, adobe, and stucco with metal or tile roofs. Reasonable facsimiles (i.e., cement fiber materials and T-111 plywood) are allowed subject to the specified approval of the ACC. External use of COMMERCIAL bricks of any kind will not be permitted.

Exterior designs similar with concepts such as Colonial or Southern Plantation or Dallas Suburb are not consistent with the designs of the existing structures and will not be approved.

All single-family RESIDENCES and VACATION HOMES shall contain a minimum of 1200 square feet of living space, excluding exterior porches, decks and entryways.

Earth-tone exterior colors are encouraged.

Approved roofing materials include metal and tile. Wood shingles are specifically prohibited. Other materials may be permitted subject to the approval of the ACC.

Exterior frame construction of any kind shall receive at least two coats of paint, except in case of natural, stained, or colored cedar or redwood.

No unpainted sheet iron, sheet aluminum or sheet fiberglass is allowed as exterior materials on any structure.

Individual sewage disposal systems shall be permitted, located, constructed, and equipped in accordance with standards and requirements of the Uvalde County-City Health Department.

No fence will be allowed until and unless approved as to the design, type and location by the ACC.

NOTE: Fences allowed only for pools as outlined in the ACC.

9. No trash, garbage, used lumber or other material, unsightly items, or other refuse may be stored, located, thrown, dumped or otherwise disposed of on any tract, vacant or otherwise except during active construction activities..

10. No outdoor toilets will be permitted except during allotted construction period.

11. The building exterior of any approved structure must be completed within six (6) months of commencement of construction.

12. No noxious or undesirable thing or undesirable use of the tract whatsoever shall be permitted or maintained upon said tracts.

13. All of the dedicated roads in the subdivision are private roads for the use of the owners of tracts in subdivision and their guests, lessees, renters and (sub)contractors.

- a) The speed limit on the roads within the subdivision is 15 miles per hour.
- b) All traffic laws of the State of Texas are to be obeyed while using these roads.
- c) No ATVs or noise polluting vehicles allowed on subdivision roads.
- d) No unlicensed Motorized vehicles are permitted to use the subdivision roads.

Each individual Owner is responsible for ensuring compliance with this requirement.

14. The ACC is composed of the Directors of the Association. The Directors may or may not reside in the subdivision. The ACC is allowed 30 days to approve or disapprove any plans or specification. In the event the Committee, or its designated representatives, fail to approve or disapprove any submitted plans or specifications within thirty (30) days of receiving, or in any event, if no suit to enjoin any construction has commenced prior to the completion thereof, approval will not be required and the relevant covenants shall be deemed to have been complied with in their entirety.

15. ACC must give final approval showing all specifications and plans were met.

16. Violation of any restriction or condition or breach of any covenant or approved construction shall give the Association or its agents, in addition to all other remedies, the right to enter upon the land, upon or as to which such violation or breach exists, and summarily to abate and remove, at the expense of the Owner thereof, any erection, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, and the association or its agents shall not thereby be deemed guilty of any manner of trespass for such entry, abatement or removal.

Wire (including cyclone, barbed, welded, meshed and twisted) and chain fencing is prohibited.

CANYON OAKS PROPERTY OWNERS ASSOCIATION

APPROVAL CHECKLIST:

APPLICANTS: _____ TRACT NUMBER(S) _____

MAILING ADDRESS _____ PHONE: _____

DATE SUBMITTED FOR APPROVAL: _____ DATE APPROVED/DENIED: _____

ITEMS SUBMITTED FOR APPROVAL:

PLOT PLAN: _____

NOTES/SPECIFICATIONS: _____

FLOOR PLAN(s) _____

MATERIALS: _____

EXTERNAL ELEVATIONS: _____

FINISHES _____

EXTERIOR PAINT COLOR _____

ROOF COLOR _____

Does the applicant(s) own any other residential structures on any other tract in this subdivision? YES:___ NO:___

Does the applicant (s) plan to rent his property? YES _____ NO _____

Does the applicant(s) plan to use this tract as a RESIDENCE (___) or a VACATION HOME (___)?

Is the proposed structure in harmony with the scheme and plan of the development and restrictions as has been established with the Deed Restrictions and further enhanced by the Board of Directors of the Association? YES:___ NO:___

Is the proposed external appearance consistent with the typical Texas Hill Country architecture and construction? YES:___ NO:___

I have received copy of the Architectural Control Committee Rules (ACC) and have read them YES _____ NO _____

Is the proposed residential structure contain at least 1200 square feet of living space, excluding exterior porches, decks and entryways?
YES:___ NO:___ (# of sq. ft. proposed: _____)

Are commercial bricks of any kind proposed for external use? YES:___ NO:___

What is the roofing material either METAL? YES _____ NO _____ TILE? YES:___ NO:___ If no, what is proposed? _____

What type of exterior material do you propose to use. Explain

Does the proposed plan include any fencing? YES:___ NO:___ Show Lay out Material and type _____

Does this application include a pool? YES _____ NO _____ Show lay out

Approved, SUBJECT TO PAYMENT OF \$750. PERMIT FEE, PAYABLE TO CANYON OAKS PROPERTY OWNERS ASSOCIATION and I understand that construction must be completed by _____ or there is a \$100 per month fee.

I understand that the Architectural Control Committee (ACC) has up to thirty (30) days from the date of receipt of the application and/or any requested information, to complete the approval process, but will act upon this request as quickly as possible and contact me regarding their decision(s). I will be notified of the results by mail or email.

I understand that there will be a \$1000.00 penalty assessed if the property changes or improvements of ANY KIND begin before written permission by the Architectural Control Committee (ACC) chairman has been given.

INDEMNITY AND HOLD HARMLESS AGREEMENT

Homeowner agrees to and will indemnify and hold harmless Canyon Oaks Property Owners Association, its Officers, Directors, Members, Employees, Agents and Deputies, from and against any and all liability of every kind, including all expenses of litigation, court costs and attorney's fees, for injury to or death of any person, or for damage to any property, arising out of or in connection with the above referenced ACC request, including where such injuries, death, or damages are caused by the Association's sole negligence or the joint or concurrent negligence of the Association and any other person or entity.

Signature of Homeowner

Start Date: _____
Completion Date: _____

.....
DO NOT WRITE BELOW THIS LINE

Name: _____ Date: _____ Approved / Disapproved
Name: _____ Date: _____ Approved / Disapproved
Name: _____ Date: _____ Approved / Disapproved
Name: _____ Date: _____ Approved / Disapproved
NOTES: _____

Dates additional information or clarification Requested _____
Received _____

ACC Chm Final Release:
Name: _____
Date: _____

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Donna M. Williams

Donna M. Williams County Clerk
Uvalde County TEXAS

March 10, 2015 11:34:01 AM
FEE: \$42.00

2015000818

I, Donna M. Williams, County Clerk, do hereby certify that the foregoing instrument was FILED FOR RECORD on the date and time stamped hereon and was duly recorded in the Official Public Records of Uvalde County, Texas.



Donna M. Williams, County Clerk
Uvalde County, Texas

By: *Maya* Deputy



Addition to the Architechtural Control Committee rules/regulations for Canyon Oaks Property Owners Association 1,2, &3

Approved and adopted by the Board of Directors on 1/1/09

- A. The following paragraphs are hereby added to the ACC construction submission/approval form to be signed by the person requesting Exhibit A

Signatures and Attestation

Adopted by the Board of Directors on the 1st day of January 2009.

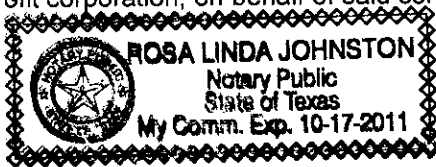
Clyde Schuehle President
 Clyde Schuehle

Cherie Young Secretary
 Cherie Young

The State of Texas

County of Uvalde

This instrument was acknowledge before me on the 2th day of July, by Clyde Schuehle, President of Canyon Oaks Property Owners Association 1,2,&3, a Texas non-profit corporation, on behalf of said corporation.



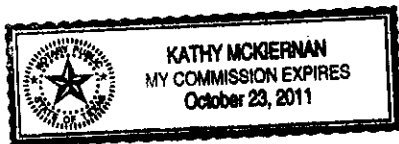
Rosa Linda Johnston
 Notary Public for the State of Texas

The State of Texas

County of Uvalde

This instrument was acknowledge before me on the 6th day of July, by Cherie Young Secretary of Canyon Oaks Property Owners Association 1,2,&3, a Texas non-profit corporation, on behalf of said corporation.

Kathy McKernan
 Notary Public for the State of Texas



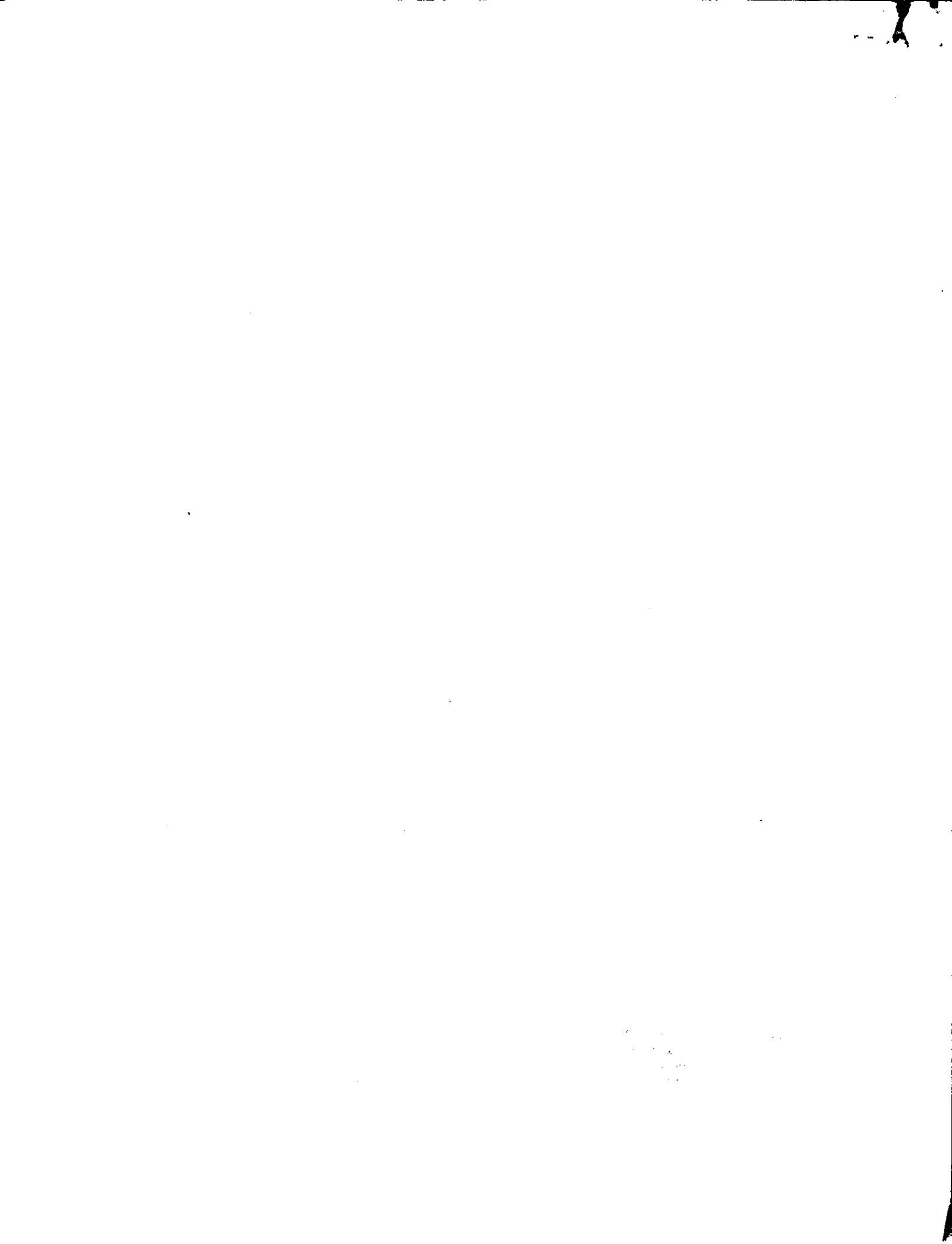


EXHIBIT A

I understand that the Architectural Control Committee (ACC) has up to thirty (30) days from the date of receipt of the application and/or any requested information, to complete the approval process, but will act upon this request as quickly as possible and contact me regarding their decision(s). I will be notified of the results by mail. I agree not to begin property changes or improvements until the ACC informs me of their approval.

INDEMNITY AND HOLD HARMLESS AGREEMENT

Homeowner agrees to and will indemnify and hold harmless Canyon Oaks Property Owners Association, its Officers, Directors, Members, Employees, Agents and Deputies, from and against any and all liability of every kind, including all expenses of litigation, court costs and attorney's fees, for injury to or death of any person, or for damage to any property, arising out of or in connection with the above referenced ACC request, including where such injuries, death, or damages are caused by the Association's sole negligence or the joint or concurrent negligence of the Association and any other person or entity.

Signature of Homeowner

Start Date: _____
Completion Date: _____

.....
DO NOT WRITE BELOW THIS LINE

Name: _____ Date: _____ Approved / Disapproved
Name: _____ Date: _____ Approved / Disapproved
Name: _____ Date: _____ Approved / Disapproved

NOTES: _____

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lucille C. Hutcherson

Lucille C. Hutcherson, County Clerk

Uvalde County TEXAS

July 15, 2009 01:20:59 PM

FEE: \$20 00

2009002365

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]
Brooke Garner



Addition to the Architechtral Control Committee rules/regulations for Canyon Oaks Property Owners Association 1,2, &3

Approved and adopted by the Board of Directors on 4/18/09

B. Paying tenants/renters of homes in COPOA 1,2 & 3 are restricted from use of the COPOA Park and Common areas effective 1/1/2010.

C. Homes in COPOA 1, 2 & 3 that receive monetary compensation for their use shall pay an additional fee equal fee to the Annual Dee and due on the same date effective 1/1/2010.

Signatures and Attestation

Adopted by the Board of Directors on the 18th day of April, 2009.

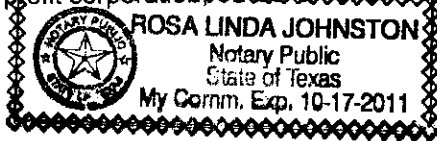
Clyde Schuehle, President
Clyde Schuehle

Cherie Young, Secretary
Cherie Young

The State of Texas

County of Uvalde

This instrument was acknowledge before me on the 7th day of July,
by Clyde Schuehle, President of Canyon Oaks Property Owners Association 1,2,&3, a Texas
non-profit corporation, on behalf of said corporation.



Rosa Linda Johnston
Notary Public for the State of Texas

The State of Texas

County of Uvalde

This instrument was acknowledge before me on the 6th day of July,
by Cherie Young, Secretary of Canyon Oaks Property Owners Association 1,2,&3, a Texas non-
profit corporation, on behalf of said corporation.



[Signature]
Notary Public for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lucille C. Hutcherson

Lucille C. Hutcherson, County Clerk

Uvalde County TEXAS

July 15, 2009 01:20:59 PM

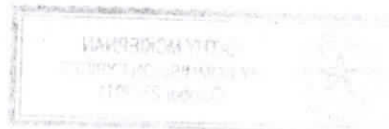
FEE: \$16.00

2009002364

This instrument was duly filed for record on the date and time stamped hereon and was duly recorded in the Official Public Records of Uvalde County, Texas.



Lucille C. Hutcherson, County Clerk
Uvalde County, Texas
By: Brook Garner Deputy



Addition to the Architectural Control Committee rules/regulations for Canyon Oaks Property Owners Association 1,2, &3

Approved and adopted by the Board of Directors on 1/16/2010

E. Penalty for starting construction, of any type, before approval given by ACC will be a fine of \$1000 and construction will be stopped until all necessary requirements are approved.

Signatures and Attestation

Adopted by the Board of Directors on the 16 day of January, 2010.

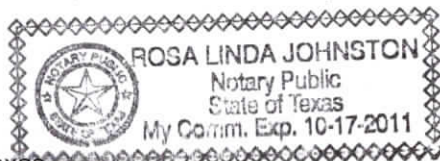
Clyde Schuehle President
Clyde Schuehle

Cherie Young Secretary
Cherie Young

The State of Texas

County of Uvalde

This instrument was acknowledge before me on the 6 day of April 2010 by Clyde Schuehle, President of Canyon Oaks Property Owners Association 1,2,&3, a Texas non-profit corporation, on behalf of said corporation.

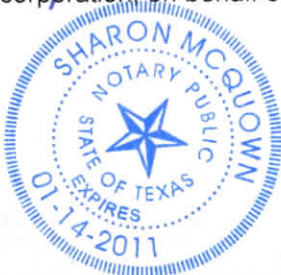


Rosa Linda Johnston
Notary Public for the State of Texas

The State of Texas

County of Uvalde

This instrument was acknowledged before me on the 5 day of April 2010, by Cherie Young, Secretary of Canyon Oaks Property Owners Association 1,2,&3, a Texas non-profit corporation, on behalf of said corporation.



Sharon McQuown
Notary Public for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lucille C. Hutcherson

County Clerk, Uvalde County, Texas

Uvalde County, Texas

May 16, 2007 10:11:15 PM

FEE \$16.00

2014001514

I, Lucille C. Hutcherson, County Clerk, do hereby certify that the foregoing instrument was FILED FOR RECORD on the date and time stamped hereon and was duly recorded in the Official Public Records of Uvalde County, Texas.



Lucille C. Hutcherson, County Clerk
Uvalde County, Texas

By: *Grace Smith* Deputy



Lucille C. Hutcherson, County Clerk, do hereby certify that the foregoing instrument was FILED FOR RECORD on the date and time stamped hereon and was duly recorded in the Official Public Records of Uvalde County, Texas.



Lucille C. Hutcherson, County Clerk
Uvalde County, Texas

By: Grace Hunt Deputy

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lucille C. Hutcherson

Lucille C. Hutcherson, County Clerk
Uvalde County TEXAS

May 04, 2010 03:31:15 PM

FEE \$16.00

2010001345

Addition to the Architectural Control Committee rules/regulations for Canyon Oaks Property Owners Association 1,2, &3

Approved and adopted by the Board of Directors on 3/6/2010

Referencing the Gate Cards (3 per member entity) issued and maintain active for all Members in good standing. If cards are lost or member becomes in active the following procedure is in place.

F. Those members that have not paid the annual fees by April 15th will have their 3 cards deactivated until paid in full. There is a \$50 fee, per member entity for the service of reactivation.

G. Those that have lost a card there will be a \$25 per card fee to replace and \$50 reactivation fee per member entity

Signatures and Attestation

Adopted by the Board of Directors on the 6th day of March, 2010.

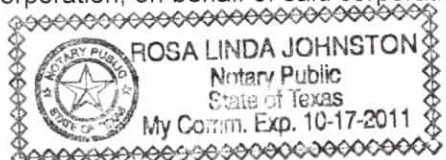
Clyde Schuehle, President
Clyde Schuehle

Cherie Young, Secretary
Cherie Young

The State of Texas

County of Uvalde

This instrument was acknowledge before me on the 15 day of April 2010 by Clyde Schuehle, President of Canyon Oaks Property Owners Association 1,2,&3, a Texas non-profit corporation, on behalf of said corporation.

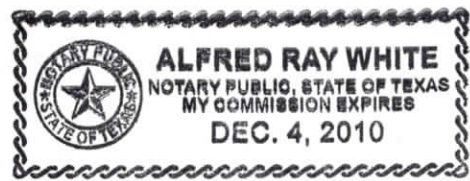


Rosa Linda Johnston
Notary Public for the State of Texas

The State of Texas

County of Uvalde

This instrument was acknowledged before me on the 11th day of April 2010, by Cherie Young, Secretary of Canyon Oaks Property Owners Association 1,2,&3, a Texas non-profit corporation, on behalf of said corporation.



[Signature]
Notary Public for the State of Texas

I, Lucille C. Hutcherson, County Clerk, do hereby certify that the foregoing instrument was FILED FOR RECORD on the date and time stamped hereon and was duly recorded in the Official Public Records of Uvalde County, Texas.



Lucille C. Hutcherson, County Clerk
Uvalde County, Texas

By: Grace Nutt Deputy

FILED AND RECORDED

OFFICE OF THE COUNTY CLERK

Lucille C. Hutcherson

County Clerk, Uvalde County, Texas

May 04, 2020 10:25:35 AM

Uvalde County, Texas

2010001