Exhibit "A"

THE PARKE AT TRAVIS COUNTRY
ARCHITECTURAL GUIDELINES – FORM ARA

Improvements of Existing Structures or Grounds
General Policies

A. Application Information and Procedures

1. All requests for architectural changes must be submitted in writing to The Parke at Travis Country Architectural Committee (PTCAC), c/o Alliance Association Management. An application form may be obtained by contacting:
   Alliance Association Management
   115 Wild Basin Road, Ste #308
   Austin, TX 78746
   328-6100
   328-6178 fax
   Vangie Bocanegra 347-2863

2. The PTCAC will review each request submitted in a timely manner and will respond to homeowner regarding its decision no later than thirty (30) days from date request is submitted.
   a) Should the PTCAC deny any request, the homeowner may appeal such decision in writing to the PTCAC; such appeal should include any additional information that might clarify the request or demonstrate reasons for its acceptability.
   b) If the PTCAC denies this appeal, the applicant may then make a final appeal to the Parke at Travis Country Board of Directors (PTCBD).
   c) Such appeal must be submitted to the PTCBD within thirty (30) days of the PTCAC's final decision, and must be presented in writing along with all supporting documentation.
   d) All such appeals may be sent to the management company described in Section A-1 herein.

3. Any improvements or additions to any existing building or any exterior alteration or change to any existing building must have written approval from the PTCAC before work may be undertaken.

4. Any addition, exterior alteration, or change to any existing building shall be consistent with the design, character, exterior finish and color of the original structure.

5. Approval of any project by the PTCAC does not waive the necessity of obtaining the required City of Austin permits.

6. Obtaining City permits does not waive the need for PTCAC approval.

7. Failure of the PTCAC to respond to any request(s) for change within 30 days ***shall not be deemed as approval.***

B. Plans and Specifications

To properly review proposed improvements or structural alterations of existing structures, an applicant shall submit required application: ARA-1, Architectural Request Application.

C. *Building Alterations and Additions*

1. Any addition, exterior alteration, or change to any existing building shall be compatible with the design, character, exterior finish and color of the original building.

2. Only the exterior materials existing on the parent structure or those compatible with the architectural design character of the community will be approved. In concordance with this, it has been determined that the following design elements are unacceptable:
   a) Siding of all types
   b) Plastics
   c) Glass (except glass used in the replacement of windows)

3. Each homeowner is limited to 100 square feet of impervious coverage on their property. Impervious coverage is a structure such as concrete patio that prevents the natural drainage of water on the property. Please refer to the following guidelines when building impervious structures.
   a) Structures such as stone patios that are created with concrete mortar also create an impervious structure.
   b) Any changes or additions of concrete will require a reduction of the same amount to the original patio.
   c) The entire dimensions of any concrete pilings used in the construction of decks will also be considered as part of the 100 square foot allotment.
   d) The original 10x10 patio as installed by morrison constitutes the total 100 square feet of impervious coverage as alloted to the homeowner.

4. All decks must be built using quality wood or composite wood materials (that are of natural wood coloring) and must be maintained at their natural color, weathered color, or stained color.
   a) Decks may not be painted to match the trim of the home.
   b) Pressure-treated pine material for any structural element of a deck is prohibited.
   c) Deck construction must include skirting or finished edges.

5. Arbor materials must match those of the decking and structural plans for the entire arbor must be submitted for approval prior to construction.
   a) Only wood arbors will be permitted .
   b) Arbors must not be painted to match the trim of the house.
   c) Awnings, metal covers, and covers of any solid material are prohibited.

6. Fencing or non-vegetative screening:
   a) All fencing must be pre-approved and must follow strict guidelines as described in Article 16 of the Declaration of the Parke at Travis Country Condominiums.
   b) Any fence or screen must have the approval of the PTCAC before installation is undertaken.

D. *Exterior Lighting*

1. Exterior lighting requests must be submitted for approval.

2. Exterior lighting shall be permitted as long as lighting is directed in such a manner as to create no annoyance to adjacent properties.

3. All exterior lighting must be in conformance with existing lighting and must complement the architectural character of the home and the community.

4. Yard lighting such as lighting of trees, solar path lighting, solar plant bed lighting, etc. must be directed away from neighbors' homes and must not intrude upon neighbors' yards or privacy.

5. Lighting used in holiday decorations are governed by the community Holiday Decoration Guidelines. If you have not received a copy of the Holiday Decoration Guidelines, please contact Alliance Management

E. Exterior Antennas/Satellite Dishes

1. Exterior antennas of any type are prohibited.

2. Satellite dishes larger than 24" diameter are prohibited.

3. Satellite dishes less than 24" in diameter are permitted, provided they are located as inconspicuously as possible, toward the rear of the house and below the roof line.

F. Swimming Pools, Play Equipment, Playscapes and Other Large Items

The Parke at Travis Country was developed as a multi-family residential area with *guidelines* that were intended to maintain a standard of uniformity, neatness, and property value. Residents are reminded that The Parke at Travis Country is a condominum community, where yards are common community areas that are maintained and managed by the Homeowners Association. Therefore, property owners and lessees are expected to adhere to the following guidelines:

1. Temporary inflatable or plastic children's pools, tents, basketball goals, etc. are not permitted to be left in front or back yards overnight.

2. These items may be used by residents but must be removed from the yards and placed out of sight when not in use.

3. Playhouses, sandboxes, playscapes, etc. which are not removed nightly must be approved by the PTCAC.

4. Such approvals will be conditioned on ability to provide visual buffering.

5. Large items such as statues, fountains, etc., may not be placed in front or back yards without written approval of the PTCAC.

6. Storage buildings of any material are prohibited.

IF THERE ARE ANY DISCREPANCIES IN THESE GUIDELINES FROM THE PARKE AT TRAVIS COUNTRY CONDOMINIUM DOCUMENTS, THE CONDOMINIUM DOCUMENTS SHALL PREVAIL.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
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