

SECOND AMENDMENT
to the
DEDICATORY INSTRUMENT MANUAL
for
PECAN SQUARE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DENTON §

WHEREAS, Pecan Square, a subdivision in Denton County, Texas (the “**Subdivision**”) is subject to and governed by that certain Declaration of Covenants, Conditions and Restrictions for Pecan Square Residential Community, recorded at Clerk’s File Volume No. 20190423000236 of the Official Public Records of Denton County, Texas and the Supplemental Declaration of Covenants, Conditions and Restrictions for Pecan Square Residential Community (Phase 2B), recorded at Clerk’s File No. 2011032940 of the Official Public Records of Denton County, Texas (collectively, the “**Declaration**”) as they may be amended and/or supplemented from time to time, and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Pecan Square Residential Community Association, Inc. (the “**Association**”).

WHEREAS, the Declaration establishes Pecan Square Residential Community Association, Inc. as a property owners’ association and make the owners of the real property in Pecan Square (the “**Property**”) mandatory members of such property owners’ association.

WHEREAS, the Declarant previously adopted the Pecan Square Residential Community Association, Inc. Dedicatory Instrument Manual, recorded at Clerk’s File No. 201945001 of the Official Public Records of Denton County, Texas, as amended by that certain First Amendment to Dedicatory Instrument Manual for Pecan Square Residential Community Association, Inc., recorded at Clerk’s File No. 20201001000313 of the Official Public Records of Denton County, Texas (the “**Dedicatory Instrument Manual**”).

WHEREAS, pursuant to Article II, Section 2.4 of the Declaration, the Declarant may amend the Governing Documents during the Development Period.

WHEREAS, the Development Period has not expired or terminated.

WHEREAS, Declarant desires to amend the Dedicatory Instrument Manual to add the Pecan Square Residential Design Guidelines as Attachment 7 to the Dedicatory Instrument Manual.

WHEREAS, Declarant desires to amend the Dedicatory Instrument Manual to add the Terms & Conditions for Installation of Exterior (Permanent) Lighting Systems as Attachment 8 to the Dedicatory Instrument Manual.

NOW, THEREFORE, the Pecan Square Residential Design Guidelines are hereby added as Attachment 7 to the Dedicatory Instrument Manual and shall be fully incorporated into same and shall constitute a Dedicatory Instrument of the Association.

NOW, THEREFORE, the Terms & Conditions for Installation of Exterior (Permanent) Lighting Systems are hereby added as Attachment 8 to the Dedicatory Instrument Manual and shall be fully incorporated into same and shall constitute a Dedicatory Instrument of the Association.

Except as amended herein, all provisions in the Dedicatory Instruments, as previously amended or supplemented, remain in full force and effect.

Capitalized terms used herein have the same meanings as those ascribed to them in the Declaration, Rules and Regulations and all Dedicatory Instruments, unless otherwise indicated.

IN WITNESS WHEREOF, I have hereunto subscribed my name on the date shown below.

PECAN SQUARE PHASE 1, LLC, a Texas limited liability company

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared _____, _____ on behalf of Pecan Square Phase 1, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas



PECAN SQUARE RESIDENTIAL DESIGN GUIDELINES

NORTHLAKE, TX
APRIL 2022

EXTERIOR PAINT COLORS

COLORS & TONES

The color palettes shown are an illustrative range of color schemes typically approved by the Developer; other color schemes may be submitted.

- Paint, stucco, and brick colors must be submitted and approved by the Developer.
- All home colors shall be appropriate to the home style.
- Bright and primary colors are typically not approved by the Developer and shall be avoided.
- When appropriate to the design, the brick may be painted.
- MEP stacks, vents, and other wall/roof penetrations shall have a matte baked-on finish, and the color shall match the abutting wall/roof material.
- Accent colors usage shall be limited to doors, windows, shutters, projecting bays, and awnings appropriate to the home style.
- When light-tone neutral colors are used for the primary home color, accent colors shall be limited to medium-tone or dark-tone neutral colors.
- When medium-tone neutral colors are used for the primary home color, accent colors shall be limited to light-tone neutral colors.
- When dark-tone neutral colors are used for the primary home color, accent colors shall be limited to light-tone neutral colors.

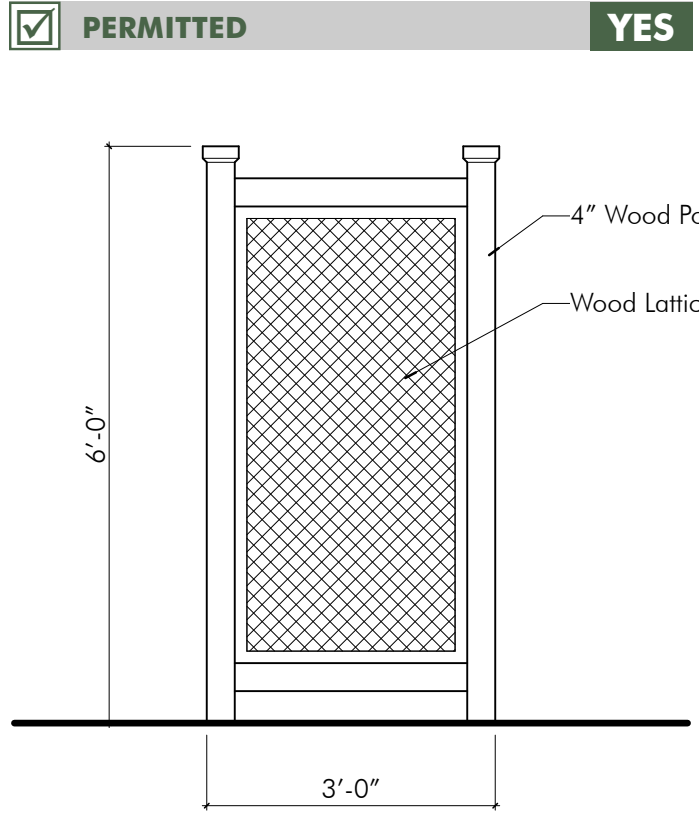
PROHIBITED COMBINATIONS **NO**



PERMITTED COMBINATIONS **YES**



PRIVACY SCREENINGS



TRELLIS

 **PROHIBITED**

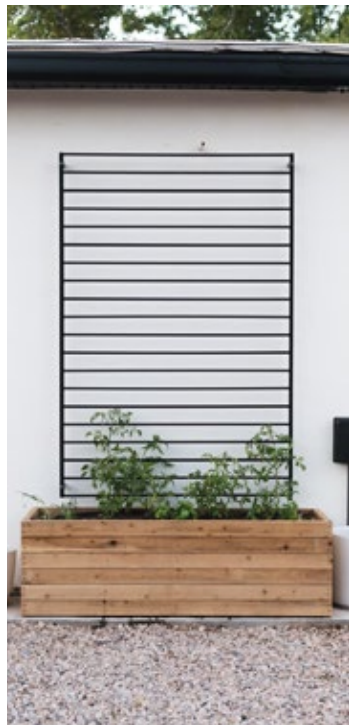
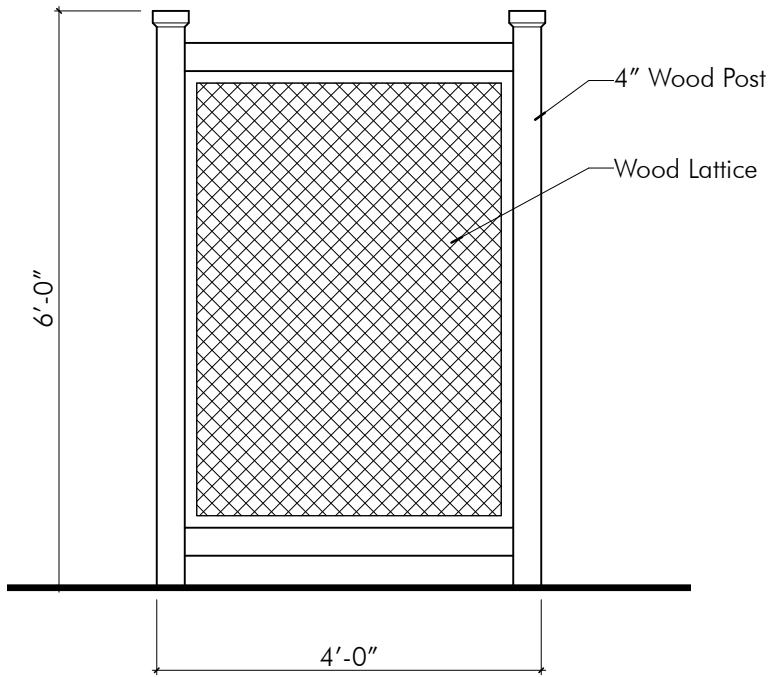
NO



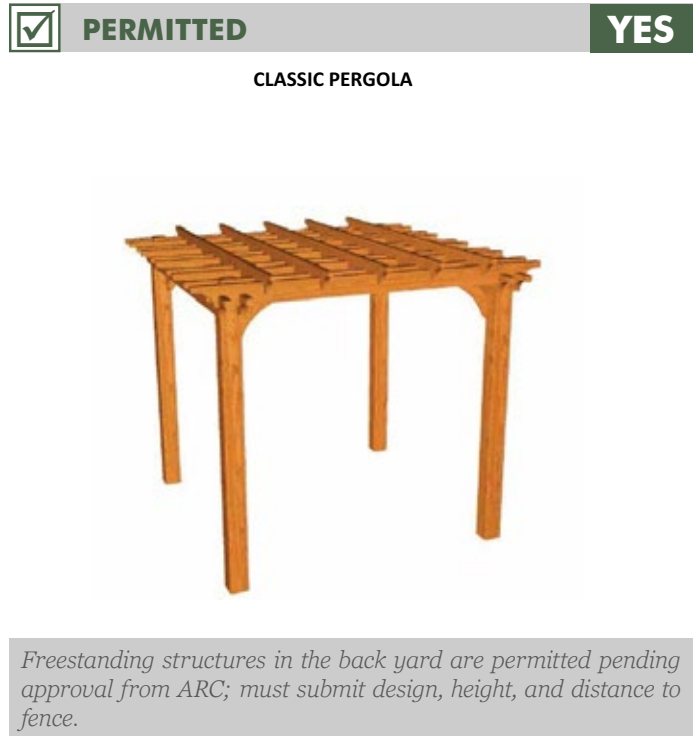
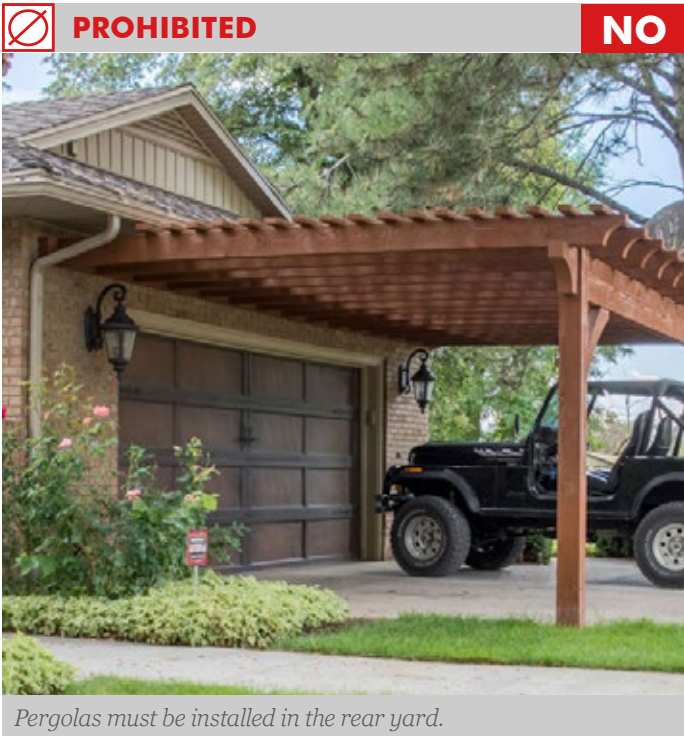
Plastic lattice is not acceptable.

 **PERMITTED**

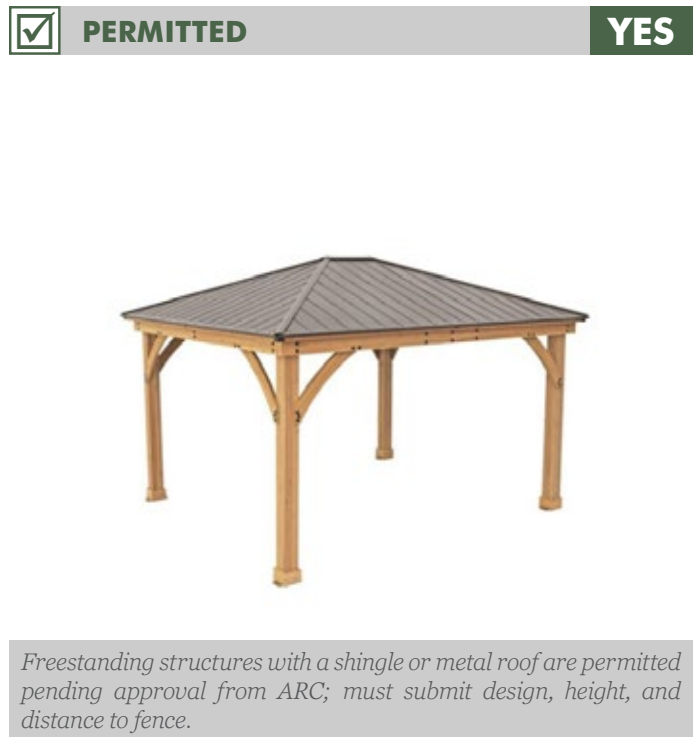
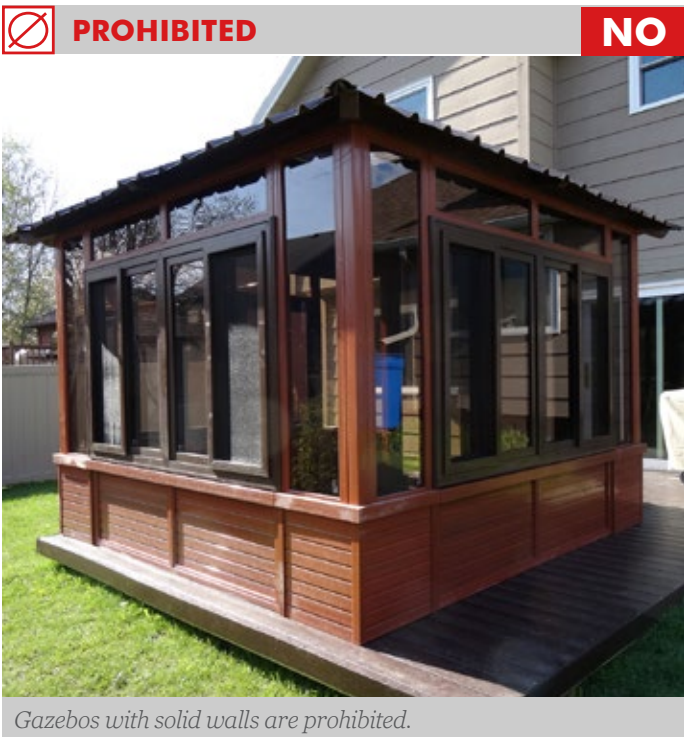
YES



PERGOLAS



GAZEBOS



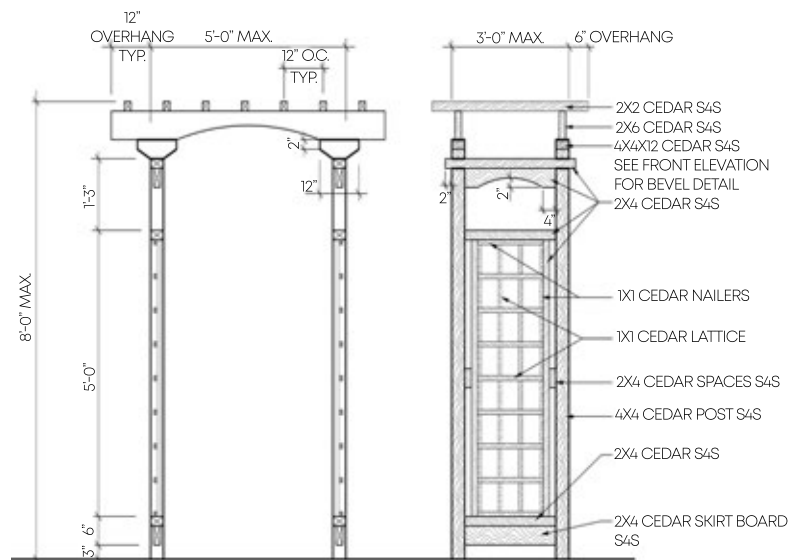
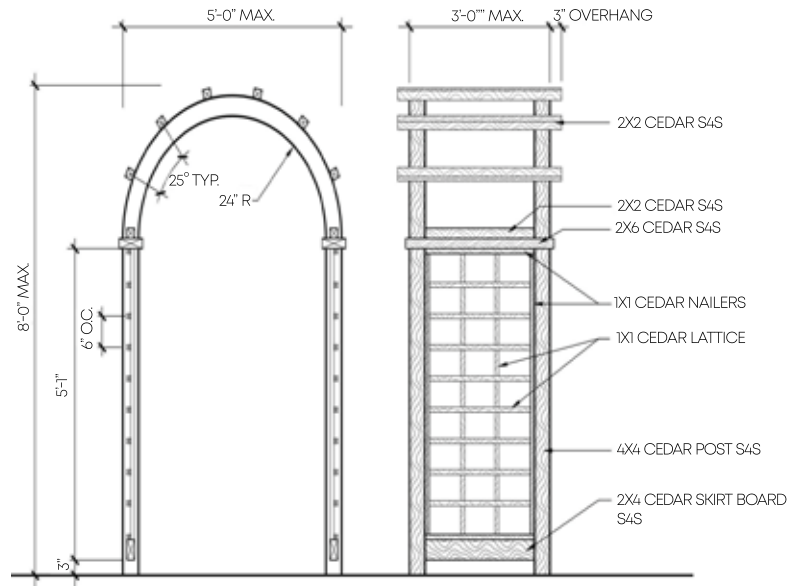
ARBORS

PROHIBITED **NO**



Plastic Arbors are prohibited.

PERMITTED **YES**



REFUSE & A/C SCREENING

 **PROHIBITED**

NO



A/C unit must be appropriately screened.

 **PERMITTED**

YES



Where home spacing is too tight, a single 4ft tall vertical picket screen may be permitted. The screen should be stained to match the fence.

SCREEN DOORS

PROHIBITED

NO



Storm doors with horizontal or vertical grids are not acceptable.



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Decorative screen doors must be pre-approved.

PERMITTED

YES

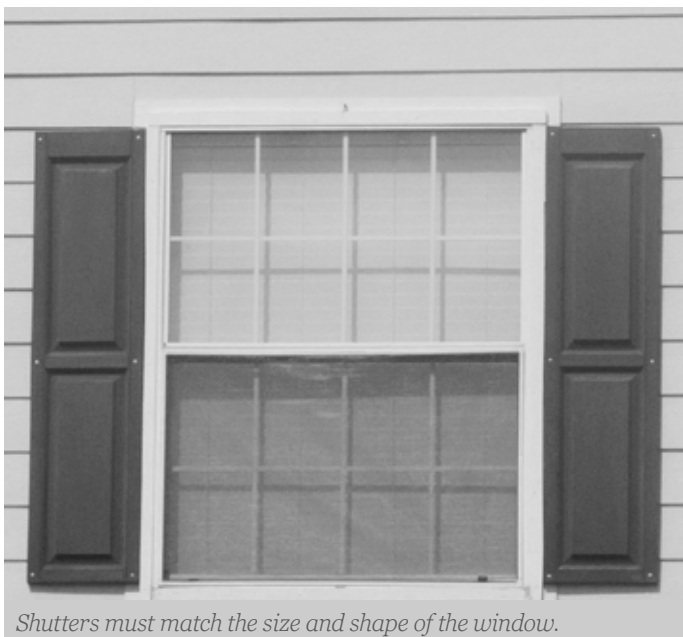


Storm doors without horizontal or vertical grids are permitted

SHUTTERS

PROHIBITED

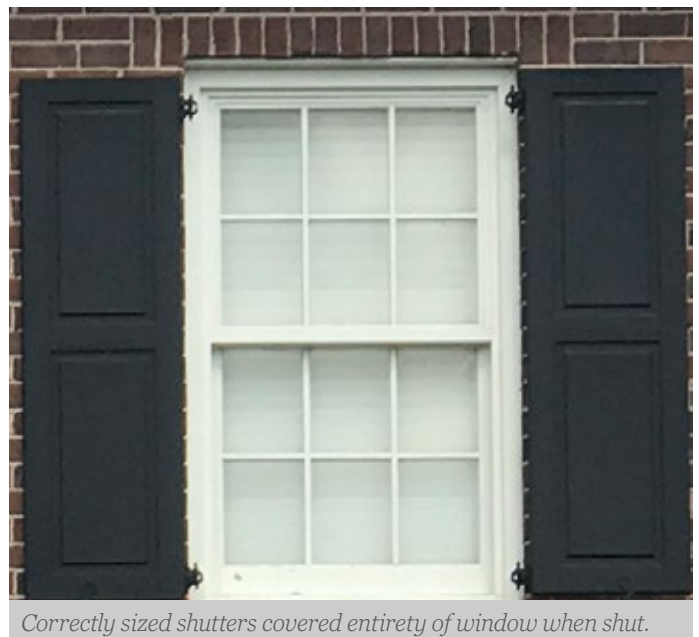
NO



Shutters must match the size and shape of the window.

PERMITTED

YES



Correctly sized shutters covered entirety of window when shut.

SOLAR SCREENS

 **PROHIBITED**

NO



Solar Screens must be consistent with existing window mullion spacing.

 **PERMITTED**

YES



Solar Screens must match the window trim color and mullion spacing.

SOLAR PANELS

 **PROHIBITED**

NO



Ground-mounted solar panels are not permitted.

 **PERMITTED**

YES



Solar Panels are permitted on the home's rear roof line.

EAVE LIGHTING

PROHIBITED **NO**



Eave lighting that is overly bright is prohibited.



Colored up lighting, coach lighting, and eave/down lighting is prohibited. Colored lighting is only permitted for Christmas lighting and may be installed 30 days prior to the holiday.

PERMITTED **YES**



Eave lighting is appropriately spaced with the correct level of brightness, and is in the appropriate range of color temperature.

COACH LIGHTING

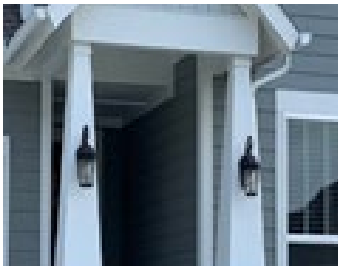
PROHIBITED **NO**



Coach lights do not match Architectural style.



Coach lights are too small.



Coach lights do not match Architectural style.



Security cameras cannot be mounted in conflict with lighting.

PERMITTED **YES**

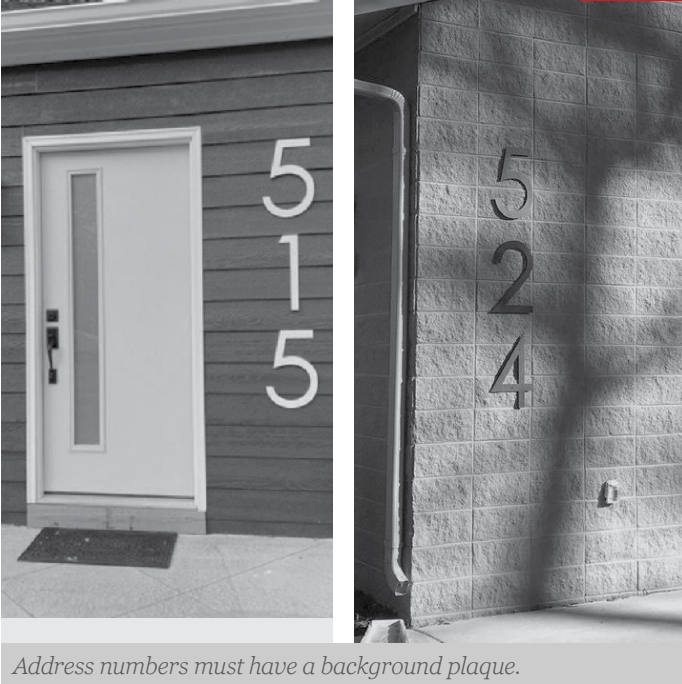


Light fixtures are the appropriate size and match the style of the home.

ADDRESS/ NAME PLAQUES

PROHIBITED

NO



Address numbers must have a background plaque.

PERMITTED

YES



Address plaques are permitted. If there is an existing cast stone address, the plaque must fully cover over the existing address and the design of the numbers and plaque must match the style of the home.



Name plaques are permitted and should be located on the inside of stoop entrances by the front door.

SIDEWALKS

PROHIBITED

NO



Crushed stone sidewalks are prohibited.

PERMITTED

YES



A paver edge to a concrete walk is permitted. Stone pavers are allowed as a concrete sidewalk replacement.

LANDSCAPING BORDERS

PROHIBITED



Wood borders are prohibited.



Rolled plastic edging is prohibited.



Rolled plastic edging is prohibited.

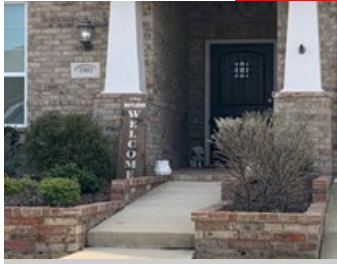


Scalloped concrete borders are prohibited.



Scalloped concrete borders are prohibited.

NO



Brick borders must match brick on home exactly.



Faux Brick borders are prohibited.



Wood borders are prohibited.



Scalloped concrete borders are prohibited.



Landscape borders must be consistent in style.

PERMITTED

YES



Stone borders match the stone on the home.



Stone & brick combination border match the home.



Metal borders are permitted



Metal borders are permitted



Metal borders are permitted



Stone borders match the home.



Brick borders match the style of the home.

ABOVE GROUND POOLS

PROHIBITED

NO



Metal or Plastic tank pools are prohibited.



Metal or Plastic tank pools are prohibited.

PERMITTED

YES



High level of finish pool is allowed but must be submitted to the ARC for approval.



High level of finish pool is allowed but must be submitted to the ARC for approval.

IN-GROUND POOLS

PROHIBITED

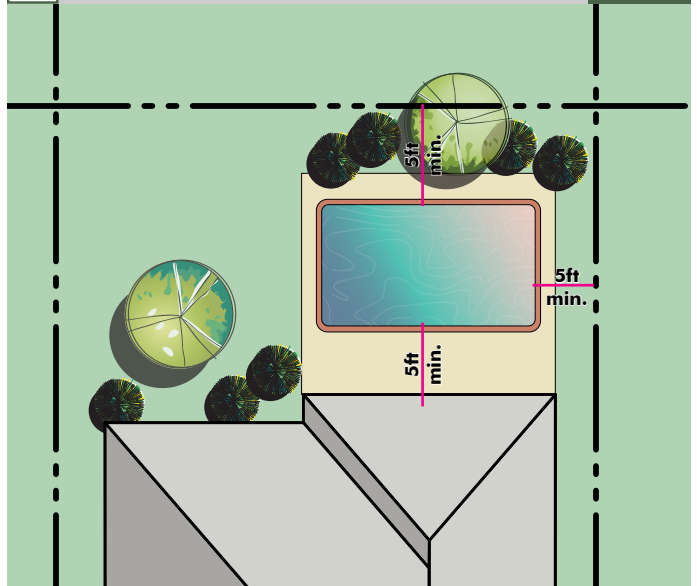
NO



Metal or plastic tank pools are prohibited as permanent pools.

PERMITTED

YES



Pools must be located 5 feet min. from house foundation, side yard property line, and rear yard property line. A property access plan must be submitted.

SHINGLES

 **PROHIBITED**

NO



3-Tab shingles are not permitted.



3-Tab shingles are not permitted.

 **PERMITTED**

YES



Architectural shingles are permitted; shingle color must be approved.



Barkwood



Slate



Charcoal



Appalachian Sky

FLAG POLES

PROHIBITED

NO



Flag poles must be appropriate to the home and lot size. 20ft max.

PERMITTED

YES



Only U.S. and Texas flags are permitted.



Odd angled poles are prohibited.



Multiple flags on a single pole are prohibited.



Only U.S. and Texas flags are permitted.

ATTACHMENT 8

PECAN SQUARE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

TERMS & CONDITIONS FOR INSTALLATION OF EXTERIOR (PERMANENT) LIGHTING SYSTEMS

I hereby agree to be bound by the following terms and conditions for installing and operating an exterior permanent lighting system on my home.

Property Address: _____

Installation:

1. All exterior permanent lighting requires approval from Pecan Square Architectural Control Committee (ACC). The Pecan Square ACC will consider such requests made in writing using the Property Modification Approval Request form, and must include;

- a) the system design specifications;
- b) applicable contractor information for the installation; and,
- c) signed acceptance of these terms.

2. Permanent lighting must not have visible power lines, strands/strings, or string connections.

3. Permanent lighting systems must have the ability to be turned on and off manually.

4. Permanent lighting systems must be LED or newer technology that are dimmable, and bulbs must be small enough as to not be visible from the street while turned off.

5. Permanent lighting systems must be consistent with the home's architecture (for example, they must accent rooflines and not zig-zag across the front of the house).

6. Casing, brackets, housing and similar hardware must be painted to match the trim of the home.

Application:

1. Lighting should not create a visual nuisance for your neighbors. The settings for the lighting color temperature and usage to be used daily will be evaluated for a 90-day period to ensure there are no reported issues from neighbors. In the event that there are complaints about the lighting being a visual nuisance, the ACC committee reserves the right to review whether continued use of such lighting system will be allowed and/or whether additional limitations on the use of such lighting system are necessary. This reservation of rights for the ACC to implement necessary changes and/or limitations continues throughout the time the lighting system is installed.

2. Permanent Lighting systems must be kept in good functioning order at all times. Missing or burned-out bulbs must be replaced or repaired immediately. Lights must not be operated until replacement or repairs are completed.

If used for daily security or aesthetic purposes, the 'color temperature' should be set to a soft or warm white light. Light intensity should be no greater than what is typically presented using the up-lights found on homes within Pecan Square. If the permanent lighting system is used for security or aesthetic purposes in conjunction with up-lights, they should be set to the same color temperature.

Security/Aesthetic Usage:

1. If used for daily security or aesthetic purposes, allowed usage includes one light on each corner of the home, and one at each peak point, if applicable.

Holiday Usage:

1. Permanent lighting systems may be used for colored holiday lighting on certain, approved occasions, but colored holiday lighting is not permitted to be used for non-approved holidays or occasions.
2. Permanent lighting systems may be operated for colored lights as follows:
 - Christmas – November 1st - January 15th
 - Halloween - October 15th - November 15th
2. Permanent lighting systems may be used for colored lighting for religious holidays observed by the homeowner. When using such system for an observed religious holiday, the approved usage period for colored lighting is one week prior to and two days after the observed religious holiday. Owners must notify the HOA of the holiday.
3. All other guidelines related to holiday lighting as noted in the ACC Design Guidelines must be followed.

I will comply with HOA Board requests to limit the operation and use of permanent lighting systems outside of these guidelines. Complaints from nearby neighbors may be a deciding factor for the HOA Board to increase restrictions of the operation and use of permanent lighting systems.

Homeowner Name: _____ Signature: _____
Date: _____

Homeowner Name: _____ Signature: _____
Date: _____