

ARCHITECTURAL GUIDELINES

Quiet Vines Homeowners Association
432 Callery Pear Court, Conroe, TX 77304

Adopted by the Board under Article V of the Declaration. Revised March 21, 2024.

1. PURPOSE

These guidelines explain how the Architectural Review Committee applies the Declaration so owners can plan improvements that will be approved. Where a guideline and the Declaration differ, the Declaration controls.

2. WHAT NEEDS APPROVAL

Any exterior change visible from a street or a neighboring lot, including: fences and gates; patios, decks, pergolas and covered porches; storage buildings and playhouses; swimming pools, spas and their equipment; exterior paint or siding in a color that differs from the existing color; roofing in a material or color that differs from the existing roof; solar energy devices; driveway extensions and walkways; front-yard tree removal; flagpoles; permanent basketball goals; and antennas larger than one meter. Routine maintenance and replacement in kind do not need approval.

3. HOW TO APPLY

Submit the ARC application with a site plan showing the improvement and its distance to each property line, materials, colors and a photo or product sheet, and any county or city permit. Email to board@qvhoa.com or leave it in the clubhouse drop box. The Committee responds within 30 days. Approval lapses if work has not started within six months.

4. FENCES

Six-foot cedar privacy fence, dog-ear or flat-top, with the finished side facing out, or four-foot black wrought iron or aluminum. Fences may not extend forward of the front wall of the house. Stain, if used, is a natural cedar tone. Chain link, vinyl and stockade pine are not permitted.

5. PAINT AND SIDING

Body colors are drawn from the approved palette of muted earth tones held by the Committee. Trim is white, cream or a darker shade of the body color. Front doors may be any color from the palette or black. Brick may not be painted.

6. ROOFING

Architectural composition shingle in weathered wood, charcoal, slate or brown blends, standing-seam metal in dark bronze or charcoal, or concrete tile in earth tones. Three-tab shingles are not permitted for replacement roofs.

7. STORAGE BUILDINGS

Maximum 120 square feet and ten feet high, located behind the rear wall of the house, at least five feet from any property line, sided and roofed to match the house or in a color that blends with it.

8. SOLAR ENERGY DEVICES

Approved under Section 202.010 of the Texas Property Code. Panels are mounted on the roof, parallel to the roof slope, no higher than the roofline, with frames and conduit in a color matching the roof. Placement on the street-facing slope is permitted where another location would reduce output by more than ten percent.

9. POOLS

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In-ground pools with equipment screened from view and located at least five feet from any property line. Above-ground pools are not permitted. A fence with self-closing gate is required under City of Conroe code.

10. LANDSCAPING

Front yards are kept in turf with beds and trees; artificial turf and full xeriscape require approval and must follow the Committee's plant list. Two shade trees are required in every front yard. Rain barrels and drought-tolerant landscaping are encouraged.

11. APPEALS

An owner may appeal a Committee decision to the Board within 30 days. The Board hears the appeal at its next regular meeting.