

After recording return to:

Diane Cheatham
Urban Common Homeowners' Association, Inc.
P.O. Box 191166
Dallas, Texas 75219

RULES AND REGULATIONS FOR URBAN COMMONS

These Rules and Regulations for Urban Commons (the “**Rules**”) apply to all real property that is subject to the Declaration of Covenants, Conditions and Restrictions for Urban Commons, recorded under instrument number 202000158827 in the official public records of Dallas County, Texas, as the same may be amended, modified, or supplemented from time to time (the “**Declaration**”). All capitalized terms not otherwise defined herein shall have the meaning ascribed to such term in the Declaration. References to the “**Reviewer**” mean the Board or the ARC, as determined by the Board from time to time.

These Rules are drafted to be compliant with certain laws of the State of Texas and certain federal laws to which they are inferior. Accordingly, the terms and provisions of these Rules are to be liberally construed to give effect to the purposes and intent of such statutes, and may not be construed to evade the protections, permissions, or requirements of applicable law. In the event of an apparent conflict between a provision of these Rules and a provision in another Governance Document, an effort must be made to construe the provisions so as to give effect to both, if such construction is reasonable. Otherwise, any provision in the Declaration shall be given the highest priority (except to the extent the same may conflict with applicable law), then the provisions in these Rules shall be given priority over all other Governance Documents, superseded only by applicable law.

Invalidation of any provision of these Rules by judgment or court order or subsequent statutory enactment does not affect any other provision, which remains in full force and effect. These Rules shall become effective as a Governance Document on the date they are recorded in the real property records of Dallas County, Texas.

Any provision contained in these Rules applicable to an Owner of a Lot shall also apply to all residents, tenants, occupants, guests, contractors and invitees of any Owner. These Rules shall not apply to the Declarant or the Association.

These Rules may be amended (i) unilaterally by the Declarant until expiration or termination of the Development Period, and (ii) by a majority vote of the Board, provided,

however, that during the Development Period any amendment by the Board will be void and unenforceable without the advance written consent of the Declarant.

A. FLAG REGULATIONS

A-1 Display of Flags. “Permitted Flags” (as hereinafter defined) may be flown every day on a property owner’s lot to the full extent protected by applicable law (such as Texas Property Code Section 202.011 and the federal “Freedom to Display the American Flag Act of 2005”), subject only to the requirements of these Flag Regulations. These Flag Regulations will be construed liberally to protect the right of residents to fly Permitted Flags.

A-2 Permitted Flags. Only the following flags are considered “**Permitted Flags**”: the United States flag ("Old Glory" or "Stars & Stripes"), the Texas state flag ("Lone Star Flag"), and the official or replica flag of any branch of the United States armed forces. As used in these Flag Regulations, “flag” means "Permitted Flag" in most contexts.

A-3 Review of Flags. Property Owners are encouraged (but not required, except for illumination) to apply to the Reviewer for confirmation that the proposed flag, flag pole, or flag staff conforms to the parameters of applicable law and these Flag Regulations. The Association may require an owner to repair, replace or remove a flag, flag pole, and/or flag apparatus that does not comply with the requirements of applicable law or these Flag Regulations.

A-4 Size, Number & Location. Owner may fly or display on its Lot Permitted Flags up to five feet (5') in height by eight feet (8') in width. Up to three Permitted Flags may be flown simultaneously on a Lot. Only one in-ground flag pole up to 20 feet in height may be installed on a lot. Space permitting, the in-ground flag pole must be located in a fenced portion of a rear or side yard, within the building setbacks for the Lot. An Owner may not install an in-ground flag pole in unfenced portions of his Lot unless there is no available space within a fenced yard on the Lot. A flag flown at the front of the house must be from a flagstaff that is wall-mounted to the first floor facade of the house and projecting at an angle. An Owner (other than Declarant or the Association) may not install or affix a flag display in a Common Area.

A-5 Condition. Both flag and flag pole (or flagstaff) must be maintained in good condition at all times. A deteriorated flag may not be flown. A deteriorated or structurally unsafe flag pole must be repaired, replaced, or removed. Mounting apparatus and external halyards must be secured to prevent being a continual or reoccurring source of noise that is objectionable to residents of nearby Lots. An in-ground flag pole or facade-mounted flagstaff must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flag pole and harmonious with the dwelling on the Lot.

A-6 Ordinances. The display of a Permitted Flag, and the location and construction of the supporting flag pole, must comply with applicable zoning ordinances, easements, and setbacks of record.

A-7 Illumination. The size, location, direction, and intensity of lights used to illuminate a displayed flag must be approved by the Reviewer.

A-8 Respect. Above all else, a Permitted Flag must be flown in a respectful manner. In displaying a Permitted Flag, in addition to the requirements of these Flag Regulations, an Owner must substantially comply with the parts of the referenced guidelines that are appropriate for flag displays in residential neighborhoods. For the United States flag, the guidelines for respectful manner are in 4 U.S.C. Sections 5-10. For the Texas flag, the guidelines for respectful manner are in Chapter 3100 of the Texas Government Code. Reference to the federal and state guidelines in this section is not intended to invoke strict compliance with every provision in such guidelines, but that such guidelines shall serve as a general reference for purposes of displaying flags in a respectful manner.

A-9 Severability. If any part of these Flag Regulations is deemed to be unenforceable as to the flag of the United States under applicable federal law, the rest of this Section will continue to apply to the U.S. flag, and the unenforceable provision will continue to apply to other types of Permitted Flags.

B. RELIGIOUS DISPLAY REGULATIONS

B-1 Religious Displays. To the extent permitted and protected by applicable law (such as Texas Property Code Section 202.018), an Owner may display or affix one or more religious items to the outside surface of the home's front door or its door frame, provided:

- (1) the display is motivated by the Owner's or resident's sincere religious belief;
- (2) the display of one or more items does not exceed a collective total size of 25 square inches;
- (3) the display does not extend past the outer edge of the front door frame;
- (4) the display does not violate a law or threaten public health or safety; and
- (5) the display is not patently offensive to a passerby of average sensibilities.

B-2 Limitations. This limited right to display based on religious belief does not extend to any other feature or modification of an entry door or door frame.

B-3 Self-Help Remedies. In addition to remedies available to the Association for a violation of the Declaration or other Governance Documents, the Association may exercise self-help remedies to remove religious display not permitted by these Religious Display Regulations.

C. RAIN BARREL REGULATIONS

C-1 Rain Barrels. To the extent permitted and protected by applicable law (Texas Property Code Section 202.007), an Owner may install rain barrels or a rainwater harvesting system on his or her lot, subject to the requirements of these Rain Barrel Regulations.

C-2 Prohibited Locations. An Owner may not install a rain barrel or rainwater harvesting system between the front of the home on a Lot and an adjoining or adjacent street, or in a Common Area.

C-3 Architectural Review. If a rain barrel or rainwater harvesting system is to be located on the side of an Owner's house or at any other location on an Owner's Lot that is visible from a street, another Lot, or a Common Area, prior to installation of such rain barrel or rainwater harvesting system, the Owner must submit to the Reviewer plans and specifications for the rain barrel or rainwater harvesting system which indicate the size, type, and materials used in the construction of such rain barrel or rainwater harvesting system. In such circumstance, the Reviewer shall have the authority to regulate the size, type, and shielding of, and the materials used in the construction of the rain barrel or rainwater harvesting system provided: (a) the regulation does not prohibit the economic installation of the rain barrel or rainwater harvesting system on the Owner's Lot and (b) there is a reasonably sufficient area on the Owner's Lot in which to install the rain barrel or rainwater harvesting system. Such rain barrel or rainwater harvesting system shall also be properly screened so as to obscure view of the rain barrel or rainwater harvesting system from adjoining property and the street, and such method of screening, and the proposed screening materials, must also be approved in advance of installation by the Reviewer. No rain barrel or rainwater harvesting system may be installed on the side of an Owner's house or at any other location on an Owner's Lot that is visible from a street, another Lot, or a Common Area until the required plans and specifications have been reviewed and approved by the Reviewer.

C-4 Other Requirement. All rain barrels or rainwater harvesting systems installed on an Owner's Lot must be of a color that is consistent with the color scheme of the home constructed on such Lot. In addition, no rain barrel or rainwater harvesting system may display any language or other content that is not typically displayed by such a barrel or system as it is manufactured.

D. SOLAR PANEL REGULATIONS

D-1 Installation of Solar Panels. To the extent permitted and protected by applicable law (Texas Property Code Section 202.010), an Owner may install solar energy devices defined by Texas Property Code Section 202.010 ("**Solar Energy Devices**") on the roof or in a fenced yard or patio on his or her Lot, subject to the requirements of these Solar Panel Regulations and subject to Declarant approval to the extent required by the Declaration and permitted by applicable law.

D-2 Review of Solar Energy Devices. An Owner must apply to the Reviewer for prior written approval of a Solar Energy Device and its proposed location, pursuant to the provisions of the Declaration or other Governance Documents. Reviewer approval may not be withheld if the Solar Energy Device meets or exceeds the requirements and limitations of these Solar Panel Regulations, unless the Reviewer determines in writing that placement of the Solar Energy Device as proposed by the Owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The written approval of the proposed placement of the Solar Energy Device by all Owners of adjoining property constitutes prima facie evidence that such a condition does not exist.

D-3 Yard Installation. A Solar Energy Device may be installed in a fenced yard or patio owned and maintained by the Owner, provided the Solar Energy Device is not taller than the fence line.

D-4 Roof Installation. A Solar Energy Device may be installed on the roof of a residential dwelling or other structure allowed under the Declaration or other Governance Documents if installed in full compliance with all of the following requirements:

- (1) The Solar Energy Device may not extend higher than or beyond the roofline, the Solar Energy Device must conform to the slope of the roof, and the top edge of the Solar Energy Device must be parallel to the roofline;
- (2) The color of the Solar Energy Device's frame, support bracket, and visible piping or wiring must be a silver, bronze, or black tone commonly available in the marketplace; and
- (3) The Solar Energy Device must be installed on a portion of the roof designated by the Reviewer, which should generally be a portion of the roof that is not readily visible from a street or Common Area. An Owner may install a Solar Energy Device in a location on the roof other than the location designated by the Reviewer only if installation of the Solar Energy Device at such alternative location will increase the estimated annual energy production of the Solar Energy Device by more than ten percent (10%), as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory.

D-5 Prohibited Installations. An Owner may not install a Solar Energy Device in a Common Area; nor may an Owner install a Solar Energy Device in a manner that, as installed, would violate material warranties. An Owner is also prohibited from installing a Solar Energy Device that has been held by a court to violate a law or threaten public health or safety.

E. ROOF MATERIAL REGULATIONS

E-1 Roof Material. To the extent permitted and protected by applicable law (including Texas Property Code Section 202.011), roof shingles with the Permitted Features described below may be used on roofs in the Community if such shingles comply with all of the Qualifying Criteria described below, or, alternatively, if approved by the Reviewer.

E-2 Permitted Features. Subject to the Qualifying Criteria below, roof shingles with any of the following features may be used on roofs of buildings on a Lot:

- (1) Roof shingles that are designed primarily to be wind and hail resistant;
- (2) Roof shingles that are designed primarily to provide solar generation capabilities; and
- (3) Roof shingles that are designed primarily to be more heating and cooling efficient than customary composite shingles;
- (4) Materials may include slate, barrel tile, and other material approved by the committee.

E-3 Qualifying Criteria. Shingles with the Permitted Features described above may be used (without Reviewer approval) only if (when installed) they meet all of the following Qualifying Criteria, as compared to roof shingles already authorized for use in the Community under the Declaration or other Governance Documents (“**Authorized Shingles**”):

- (1) the proposed shingles must be similar in appearance to Authorized Shingles;
- (2) the proposed shingles must be more durable and of equal or greater quality than Authorized Shingles; and
- (3) the proposed shingles must match the aesthetics of the surrounding homes within the Community.

E-4 Architectural Review. Owners are encouraged (but not required) to apply to the Reviewer for confirmation that the proposed shingles conform to the Qualifying Criteria. The Association (or Declarant during the Development Period) may require an Owner to remove and replace shingles that do not comply with the requirements of applicable law or these Roof Material Regulations.

F. RESERVED

G. NOISE POLICY

G-1 Noise Limits. No noxious or offensive noise is permitted on any Lots. If any noise or nuisance emanates from any Improvement on any Lot, the Association may (but shall not be obligated to) enter any such Improvement and take such reasonable actions necessary to terminate such noise (including silencing any burglar or break-in alarm).

H. PET POLICY

H-1 No Running At Large. Pets must be leashed at all times while not inside a dwelling on a Lot or within a fenced area on a Lot. An Owner may not allow a dog, fowl or other domestic or dangerous animal or reptile to run at large. The Association may restrict pets to certain areas on the Property.

H-2 No Noisy Animals. No Owner may keep an animal that makes frequent or long, continued noise that is disturbing to Owners of other Lots.

H-3 Enclosure Requirements. No Owner may keep an animal, bird or reptile in an enclosure unless the enclosure is:

- (1) securely constructed;
- (2) adequately sized for the kind and number of animals, birds or reptiles housed in the structure;
- (3) maintained in a sanitary condition that does not allow flies to breed or cause an odor offensive to an Owner of any other Lot; and
- (4) in compliance with these Rules and all other Governance Documents.

H-4 Household Pets. No animals, including pigs, hogs, swine, poultry, fowl, wild animals, horses, cattle, sheep, goats, or any other type of animal not considered to be a domestic household pet within the ordinary meaning and interpretation of such words may be kept, maintained, or cared for on or within the Property (as used in this paragraph, the term "domestic household pet" shall not mean or include non-traditional pets such pot-bellied pigs, miniature horses, goats, exotic snakes or lizards, ferrets, monkeys, chickens or other exotic animals). The Board may conclusively determine, in its sole discretion, whether a particular pet is a domestic household pet within the ordinary meaning and interpretation of such words. No Owner may keep more than four (4) cats and dogs, in the aggregate, unless otherwise approved by the Board. No animal may be stabled, maintained, kept, cared for, or boarded for hire or remuneration on the Property, and no kennels or breeding operation will be allowed. All pet waste will be removed and appropriately disposed of by the owner of the pet. All pets must be registered, licensed and inoculated as required by

applicable law. If, in the opinion of the Board, any pet becomes a source of unreasonable annoyance to others, or the owner of the pet fails or refuses to comply with these restrictions, the Owner, upon written notice, may be required to remove the pet from the Property.

I. HAZARDOUS ACTIVITIES

No activities may be conducted on or within the Property and no Improvements constructed on any portion of the Property which, in the opinion of the Board, are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms or fireworks may be discharged upon any portion of the Property unless discharged in conjunction with an event approved in advance by the Board and no open fires may be lighted or permitted except within safe and well-designed fireplaces or in contained barbecue units while attended and in use for cooking purposes. No portion of the Property may be used for the takeoff, storage, or landing of aircraft (including, without limitation, helicopters) except for medical emergencies.

J. MINING AND DRILLING

Except as approved by the Board (or the Declarant during the Development Period), no portion of the Property may be used for the purpose of mining, quarrying, drilling, boring, or exploring for or removing oil, gas, or other hydrocarbons, minerals of any kind, rocks, stones, sand, gravel, aggregate, or earth. This provision will not be construed to prevent the excavation of rocks, stones, sand, gravel, aggregate, or earth or the storage of such material for use as fill provided that such activities are conducted in conjunction with the construction of Improvements and/or the development of the Property by the Declarant. Furthermore, this provision will not be interpreted to prevent the drilling of water wells approved in advance by the Reviewer which are required to provide water to all or any portion of the Property. All water wells must also be approved in advance by the Reviewer and any applicable regulatory authority.

K. TRASH POLICY

K-1 Rubbish and Debris. As determined by the Board, no rubbish or debris of any kind may be placed or permitted to accumulate on or within the Property, and no odors will be permitted to arise therefrom so as to render all or any portion of the Property unsanitary, unsightly, offensive, or detrimental to any other property or residents in the Community. Refuse, garbage, and trash must be kept at all times in covered containers, and such containers must be kept within enclosed structures or appropriately screened from view. Each Owner will contract with an independent disposal service to collect all garbage or other wastes, if such service is not provided by a governmental entity or the Association.

K-2 Trash Containers. Trash containers and recycling bins must be stored in one of the following locations:

- (1) inside the garage of the single-family residence constructed on the Lot; or
- (2) behind the single-family residence or fence constructed on the Lot in such a manner that the trash container and recycling bin is not visible from any street, alley, or adjacent Lot.

The Board shall have the right to specify additional locations on each Owner's Lot in which trash containers or recycling bins must be stored.

L. LOT MAINTENANCE

L-1. General Lot Maintenance. The Owners of each Lot shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep their Lot and all Improvements thereon in good condition and repair and in a well-maintained, safe, clean and attractive condition at all times. The Board, in its sole discretion, shall determine whether a violation of the maintenance obligations set forth in this Section has occurred. Such maintenance includes, but is not limited to the following, which shall be performed in a timely manner, as determined by the Board in its sole discretion:

- (1) Prompt removal of all litter, trash, refuse, and wastes;
- (2) Lawn mowing;
- (3) Tree and shrub pruning;
- (4) Watering;
- (5) Keeping exterior lighting and mechanical facilities in working order;
- (6) Keeping lawn and garden areas alive, free of weeds, and attractive;
- (7) Keeping lawns and planting beds free of artificial turf grass;
- (8) Keeping sidewalks and driveways in good repair;
- (9) Repainting of Improvements; and
- (10) Repair of exterior damage and wear and tear to Improvements.

L-2. Landscaping Area. Each Owner will be responsible, at such Owner's sole cost and expense, for maintaining mowing, replacing, pruning, and irrigating the landscaping between the boundary of such Owner's Lot and the curb of any adjacent right-of-way, street or alley, unless the responsibility for maintaining such area is specifically assumed and performed by the Association.

M. ANTENNAS

M-1. Permitted Antennas. No exterior radio or television antennae or aerial or satellite dish or disc, shall be erected, maintained or placed on a Lot without the prior written approval of the Reviewer; provided, however, that the following will be permitted subject to reasonable requirements as to location and screening as may be adopted by the Reviewer and consistent with applicable law in order to minimize obtrusiveness as viewed from streets and property adjacent to an Owner's Lot (the following being collectively referred to herein as the "**Permitted Antennas**"):

- (1) an antenna designed to receive direct broadcast services, including direct-to-home satellite services, that is one (1) meter or less in diameter; or
- (2) an antenna designed to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one (1) meter or less in diameter or diagonal measurement; or
- (3) an antenna that is designed to receive television or radio broadcast signals.

M-2. Location of Permitted Antennas. A Permitted Antenna may be installed solely on the Owner's Lot and shall not encroach upon any street, Common Area, or any other portion of the Property. A Permitted Antenna shall be installed in a location on the Lot from which an acceptable quality signal can be obtained and where least visible from the street and the Property, other than the Lot. In order of preference, the locations of a Permitted Antenna which generally will be considered least visible by the Reviewer are as follows:

- (1) Attached to the back of the principal dwelling constructed on the Lot, with no part of the Permitted Antenna any higher than the lowest point of the roofline and screened from view of adjacent Lots and the street; then
- (2) Attached to the side of the principal dwelling constructed on the Lot, with no part of the Permitted Antenna any higher than the lowest point of the roofline and screened from view of adjacent Lots and the street.

N. SIGNS

Unless otherwise prohibited by applicable law, no sign of any kind may be displayed to the public view on any Lot without the prior written approval of the Reviewer, except for:

- (1) signs which are permitted pursuant to the Design Guidelines Checklist, these Rules or elsewhere in the Governance Documents;
- (2) signs which are part of Declarant's overall marketing, sale, or construction plans or activities for the Property;
- (3) one (1) temporary "For Sale" sign placed on the Lot that complies with the following:
 - (a) the sign will be limited to a maximum face area of five (5) square feet on each visible side and, if free standing, is mounted on a single or frame post, (b) the overall height of the sign from finished grade at the spot where the sign is located may not exceed four (4) feet, and (c) the sign must be removed within two (2) business days following the sale of the Lot;

- (4) political signs may be erected provided the sign: (a) is erected no earlier than the 90th day before the date of the election to which the sign relates; (b) is removed no later than the 10th day after the date of the election to which the sign relates; and (c) is ground-mounted. Only one sign may be erected for each candidate or ballot item. In addition, signs which include any of the components or characteristics described in Section 202.009(c) of the Texas Property Code are prohibited;
- (5) permits as may be required by legal proceedings or a governmental entity; and
- (6) a "no soliciting" and "security warning" sign near or on the front door to dwelling on a Lot, provided, that the sign may not exceed twenty-five (25) square inches.

Notwithstanding the forgoing, the Declarant during the Development Period and the Board after the Development Period may permit Builders to maintain certain signs within the Community in accordance with signage guidelines adopted by Declarant during the Development Period or the Board after the Development Period ("**Builder Signs**"). The type, size, appearance and location of any Builder Signs shall require the prior written approval of Declarant if during the Development Period, or the Board if after the Development Period.

O. TANKS

The Reviewer must approve any tank used or proposed in connection with a Lot, including tanks for storage of fuel, water, oil, or liquefied petroleum gases, and including swimming pool filter tanks. No elevated tanks of any kind may be erected, placed or permitted on any Lot without the advance written approval of the Reviewer. All permitted tanks must be screened from view in accordance with a screening plan approved in advance by the Reviewer. This provision will not apply to a tank used to operate a standard residential gas grill.

P. TEMPORARY STRUCTURES

No tent, shack, or other temporary building, Improvement, or structure shall be placed upon the Property without the prior written approval of the Reviewer; provided, however, that temporary structures necessary for storage of tools and equipment, and for office space for Builders, architects, and foremen during actual construction may be maintained with the prior approval of Declarant, approval to include the nature, size, duration, and location of such structure.

Q. UNSIGHTLY ITEMS; VEHICLES

No article deemed to be unsightly by the Board will be permitted to remain on any Lot so as to be visible from adjoining property or from public or private streets. Without limiting the generality of the foregoing, trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters, all-terrain vehicles and garden and lawn maintenance equipment must be kept at all times except when in actual use, in enclosed structures or screened from view and no repair or maintenance work may be done on any of the foregoing, or on any automobile (other than minor emergency repairs), except in enclosed garages or other structures. Service areas, storage areas, compost piles and facilities for hanging, drying or airing clothing or

household fabrics must be appropriately screened from view, and no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, refuse or trash may be kept, stored, or allowed to accumulate on any portion of the Property except within enclosed structures or appropriately screened from view. No: (i) racing vehicles; or (ii) other vehicles (including, without limitation, motorcycles or motor scooters) which are inoperable or do not have a current license tag will be permitted to remain visible on any Lot or to be parked on any roadway within the Property. Motorcycles shall be operated in a quiet manner.

Parking of commercial vehicles or equipment, recreational vehicles, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than: (a) in enclosed garages; and (b) behind a fence so as to not be visible from any other portion of the Property is prohibited; provided however, construction, service and delivery vehicles may be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a residence.

Mobile homes are prohibited, except that sales trailers or other temporary structures installed by the Declarant or expressly approved by the Reviewer shall be permitted.

R. BASKETBALL GOALS; SPORT COURTS; PLAYSCAPES

R-1. Basketball Goals. Permanent basketball goals are permitted between the street right-of-way and the front of the residence on a Lot provided the basketball goal is located approximately twenty-five feet (25') from the street curb. The basketball goal backboard must be perpendicular to the street and mounted on a black metal pole permanently installed in the ground. Portable basketball goals are permitted but must be stored in the rear of the Lot or inside garage from sundown to sunrise. Basketball goals must be properly maintained and painted, with the net in good repair. All basketball goals, whether permanent or portable, must be approved by the Reviewer prior to being placed on any Lot.

R-2. Tennis or Recreational Courts; Playscapes. No tennis, recreational or sport courts shall be constructed on any Lot unless expressly approved by the Reviewer. The Reviewer may prohibit the installation of a tennis, recreational or sport court on any Lot. Playscapes or any similar recreational facilities may not be constructed on any Lot without the advance written approval of the Reviewer. The Reviewer may prohibit the installation of playscapes or similar recreational facilities on any Lot.

S. DECORATIONS AND LIGHTING

Except as otherwise expressly permitted by these Rules, the Design Guidelines Checklist or other Governance Documents, no decorative appurtenances such as sculptures, birdbaths and birdhouses, fountains, or other decorative embellishments shall be placed on the residence or on the front yard or on any other portion of a Lot which is visible from any street, unless such specific items have been approved in writing by the Reviewer. Customary seasonal decorations for holidays are permitted without approval by the Reviewer, but shall be removed within thirty (30) days of the applicable holiday. Outside lighting fixtures on a Lot shall be placed so as to illuminate

only the yard of the applicable Lot and so as not to affect or reflect into surrounding residences or yards. No mercury vapor, sodium or halogen light shall be installed on any Lot which is visible from any street unless otherwise approved by the Reviewer.

T. CLOTHESLINES; WINDOW AIR CONDITIONERS

No clotheslines and no outdoor clothes drying or hanging shall be permitted within the Property, nor shall anything be hung, painted or displayed on the outside of the windows (or inside, if visible from the outside) or placed on the outside walls or outside surfaces of doors of any of Improvement on a Lot, and no awnings, canopies or shutters (except for those heretofore or hereinafter installed by Declarant or a Homebuilder) shall be affixed or placed upon the exterior walls or roofs of residences, or any part thereof, nor relocated or extended, without the prior written consent of the Reviewer. Window air conditioners are prohibited.

These Community Rules have been adopted by the Board of Directors and may amended from time to time at the sole discretion of the Board or the ARC pursuant to Sections 3.6 and 4.6 of the Declaration.

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**SIGNATURE PAGE TO RULES AND REGULATIONS FOR
URBAN COMMONS**

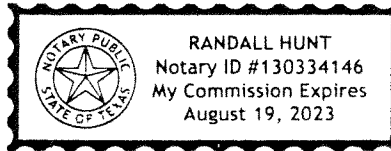
The undersigned hereby certifies that the above Rules and Regulations for Urban Commons were adopted by the Board of Directors for Urban Commons as of the date of acknowledgement set forth below.

URBAN COMMONS HOMEOWNERS'
ASSOCIATION, INC., a Texas non-profit
corporation

By: *Diane Cheatham*
DIANE CHEATHAM, PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS



This instrument was acknowledged before me on September 27, 2022, by Diane Cheatham, as President of Urban Commons Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Randall Hunt
Notary Public, State of Texas

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200269534

eRecording - Real Property

Recorded On: October 12, 2022 03:48 PM

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******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202200269534
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400 Second Avenue South

Minneapolis MN 55401



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.