VISTA HILLS

ARCHITECTURAL GUIDELINES FOR

IMPROVEMENTS AND CONSTRUCTION

TABLE OF CONTENTS

ARCHITECTURAL REVIEW PROCEDURES 1

ARCHITECTURAL APPROVAL CHECKLIST 3

ARCHITECTURAL APPROVAL REQUEST 4

ARCHITECTURAL GUIDELINES #1 7

ARCHITECTURAL GUIDELINES #2 8

ARCHITECTURAL GUIDELINES #3 10

ARCHITECTURAL GUIDELINES #4 12

ARCHITECTURAL GUIDELINES #5 13

ARCHITECTURAL GUIDELINES #6 14

ARC CONSTRUCTION RULES - GENERAL 15

CERTIFICATE OF COMPLETION 17

VISTA HILLS
ARCHITECTURAL REVIEW PROCEDURES

1. Builder or Property Owner must submit two (2) sets of plans to the current Vista Hills Office, which plans must include an accurately drawn and dimensional plot plan including all buildings, setbacks, easements, drives, walks, ponds, fences, storm water drainage, grading, etc. the plans must show design, construction, and materials and must include the following:
   a. Foundation plan and details
   b. Floor plan
   c. Exterior and interior elevations
   d. Wall sections
   e. Materials and colors for the exterior of the buildings, roofs, and the fences; and materials for the driveways.

2. The submission of the items listed above must be accompanied by the following:
   a. A signed Architectural Approval Request Letter
   b. A Review Fee payable to Vista Hills Community Association as follows:

For a residence:	$175
For a barn:	$75
For a guest house:	$75
For any other buildings or separate submissions:	$75

   c. A Construction Deposit of $1,000 payable to Vista Hills Community Association for the construction of a residence or $500 for the construction of a barn or other improvement. The unused portion of the deposit will be returned upon receipt of the Certificate of Completion.

3. The foundation plans must be stamped, signed, and dated by a licensed, registered, professional engineer and a copy of the soil report must be included.

4. Both sets of plans (2), which must include the engineered foundation plan will be forwarded to the Architectural Review Committee.

5. The plans will be reviewed by the Architectural Review Committee for the following:
   a. Matters of compliance with the provisions of the applicable deed
   b. Restrictions
   c. Compatibility of the plans with the country setting
   d. Location of the improvements with respect to topography and finished grade elevation
   e. Verify that a licensed, professional engineer has affixed his or her seal of approval on the foundation plans

The Architectural Review Committee will in no way be responsible for reviewing the plans to ensure quality of the proposed materials or design nor the feasibility or safety of the proposed plans.

6. The top of the slabs of all buildings must be constructed a minimum of twelve inches (12") above the natural ground grade. On tracts One (1) through Six (6) residences shall be constructed on sites above the base flood hazard area and constructed a minimum of eighteen inches (18") above the natural ground grade.

7. Prior to completion of the residence and occupancy, please submit two (2) copies of landscaping plans to the Architectural Review Committee for approval.

8. Any individual installing an irrigation or sprinkler system must comply with Chapter 34 of the Texas Water Code and Title 30, Chapter 344 of the Texas Administrative Code. These requirements include that licensed personnel must install irrigation or sprinkler systems, unless the homeowner is installing the system. In all cases, back flow prevention devices must be installed with the system.

9. Construction may not start until the owner or builder receives the approved plans and signs the letter of approval.

10. A Notice of Completion form must be submitted upon completion and/or before security closing or occupancy.

VISTA HILLS
ARCHITECTURAL APPROVAL CHECKLIST

PROPERTY OWNER: _____

LOT #: _____

IMPROVEMENTS: _____

DATE: _____

_____1) Architectural Approval Request form signed and dated

_____2) Review fee as follows:

____Residence	$175
____Barn	$75
____Guest House	$75
____Any other submissions	$75

_____3) Two sets of plans which must include:

- _____Accurately drawn plot plan
- _____Floor plan
- _____Exterior and interior elevations
- _____Wall sections
- _____Materials and colors of:
  - _____Buildings
  - _____Roofs
  - _____Fences
  - _____Driveway

_____4) Foundation plans stamped, signed and dated by licensed, registered professional engineer

_____5) Soil test

_____6) Driveway specifications

VISTA HILLS
ARCHITECTURAL APPROVAL REQUEST

Date: _____ Section One, Block One, Lot: _____

Street Address: _____

Owner:_____ Owner:_____

Address:_____ Address:_____

Phone: _____ Phone: _____

To: Vista Hills Architectural Review Committee

I, _____, am requesting architectural approval to construct the improvements described in the attached plans and have demonstrated a desire to comply with the deed restrictions and architectural standards of Vista Hills. By signing this letter and by paying the required fees and construction deposit, I agree to comply with the deed restrictions contained in the Vista Hills Covenants, Conditions, and Restrictions, Architectural Guidelines, Construction Rules, and with any other applicable dedicatory documents.

It is understood that the attached slab drawing is submitted with the seal and approval of a licensed, registered, professional engineer. It is further understood that when the attached plans are reviewed by the Vista Hills Community Association, Inc. (“Association") and/or Architectural Review Committee (" ARC"), such Association or ARC shall solely be reviewing to verify that an engineer has designed the foundation plans, that the plans contain an engineered slab based upon a soil study done on the lot on which the improvement is to be constructed, that the plans are compatible with the "Country Setting", and that the proposed location with respect to topography and finished grade elevation is satisfactory; the Association or ARC shall not be reviewing to ensure the quality, feasibility or safety of design.

It is understood that if architectural approval is denied for any reason, including submittal of incomplete plans, I will be required to resubmit such plans and an additional fee before approval may be granted. I further understand that approval upon re-submittal will not be automatic; all resubmitted plans will be approved or denied on the same basis as the plans initially submitted.

I understand that the Association and the ARC strongly suggest that periodic inspections be performed. I understand that neither Association nor the ARC will be responsible for

obtaining any inspections of my property or improvements. Such inspection services should be retained by me and should be performed by a real estate inspector or professional inspector licensed under Article 657a, Section 23 of Texas Real Estate License Act, as may be amended from time to time, OR licensed, registered, and professional engineers. The selection of such inspector or inspectors shall be left to my absolute and sole discretion.

I do understand that neither the Association or the ARC nor any other Vista Hills entity shall be responsible in any way neither for any inspections nor for any damage whatsoever that may stem from such inspections either not being performed or being performed improperly or negligently.

In the event that an item of construction does not satisfy the requirements of the applicable deed restrictions, repair, replacement and/or augmentation of the item will be performed until that item does satisfy the requirements of Vista Hills. Continued non-compliance and/or refusal to rectify a deficient item or construction will terminate any approval granted to me. Revocation of a granted approval and all other action concerning construction is subject to the review of the Committee and the final authority of the Board of Directors of the Association.

I understand that prior to beginning construction of any improvements on the lot, construction of the entrance, culvert, and driveway must be completed and a delivery area must be established which will provide delivery and other vehicles access and egress without tracking any dirt onto Vista Hills Drive or Vista Lake Court. I also understand that I am responsible for the same day removal of any excess or caked dirt or fill deposited on Vista Lake Drive or Vista Lake Court by any vehicle with exits my lot and that any dirt or fill not removed the same day may be removed by the Association and the associated costs deducted from my deposit.

I further agree to abide by the Construction Rules and understand that if I fail to do so the Association may take the appropriate action and deduct the associated costs from my construction deposit.

By requesting approval, it is understood that I bind to pay the maintenance fees as they become due and that all sums due will be paid before a Notice of Completion is submitted.

I understand that within fifteen (15) days of completion of any approved construction, I or my builder must submit a Notice of Completion, along with any other requested information. I further understand that failure to submit this form may result in an extension of the time allowed to the Association and the ARC to notify Owner of any noncompliance and that if the form is never submitted, the Committee and ARC may

have an indefinite period to remedy or notify Owner of such noncompliance as allowed under the Declaration.

Submittal of a Notice of Completion does not release the Builder from any liability normally associated with construction and does not limit in any way the implied or actual warranties or liabilities to which the Builder is normally subject.

Submitted by:

_____ _____

Property Owner Date

VISTA HILLS
ARCHITECTURAL GUIDELINES #1

In addition to the Covenants, Conditions, and Restrictions for Vista Hills the following Architectural Guideline #1 shall apply for the construction of a barn:

1) Minimum Square Footage: The minimum square footage of the ground-level floor space of the enclosed area must be at least 1296 square feet. At least 50% of the enclosed floor space must be used for agricultural use. Up to 50% of the enclosed floor space may be used for living quarters.

2) Exterior Material: Unless otherwise approved by the Vista Hills Architectural Review Committee at its sole and exclusive discretion the exterior materials for a barn may be metal, brick, stone, stucco, HardiePlank or real wood siding. Modular barns are permitted. Approval shall take into consideration the aesthetics of the general plan of Vista Hills, the site plan for the homesite, and the proposed color of the exterior and roof of the barn as well as the color of other structures in Vista Hills.

   Any other type of exterior material may be permitted at the sole discretion of the Architectural Review Committee.

3) Roofing Materials: The roof of the barn shall be constructed or covered with appropriately colored composition shingles, metal, or concrete or clay tiles. Any other type of roofing material may be permitted at the sole discretion of the Architectural Review Committee. A wood or wood shingle roof will not be permitted.

4) Use of Living Quarters in a Barn: Until the primary residence on a lot is under construction, the living quarters in a barn may only be used on the weekends or on a short-term vacation basis. A barn cannot be used as a residence until such time as the primary residence is under construction. After the primary residence is approved by the Architectural Review Committee **and** is under construction, the living quarters in the barn may be used as a residence so long as construction on the primary residence is ongoing.

(April 21, 2005)

VISTA HILLS
ARCHITECTURAL GUIDELINES #2

In addition to the Covenants, Conditions, and Restrictions for Vista Hills, the following Architectural Guideline #2 shall apply for the construction of an entrance:

Lots that front on Vista Hills Drive or Vista Lake Court:

1) Contact the Grimes County Road and Bridge administrative office in Anderson, Texas at 936-873-9913 to obtain the culvert diameter size requirement and obtain a permit.

2) After the culvert has been sized, property owners should verify prior to ordering the culvert that the culvert can be set in the ditch without impeding water flow or causing water to stand in the culvert recognizing that a minimum of 6" of compacted base and 2" of asphalt must cover the culvert and provide a comfortable entrance from the adjoining street.

3) Vista Hills requires that you install a reinforced concrete pipe (RCP) with tongue and groove ends a minimum of 24 feet in length with a precast safety end treatment (SET) of reinforced concrete pipe with either a 4 to 1 or 6 to 1 slope flat bottom toe wall section at both ends. The pipe should be set in the ground so that the final grade of the asphalt surface provides for a comfortable entrance from the adjoining street.

4) The RCP should be covered with a minimum of 6 inches thick Type A, Grade 2 crushed limestone flexible base compacted in place and two inches thick Type D hot mix asphalt concrete surface course, compacted, complete in place.

5) Property owners are required to re-establish the grass coverage in the ditch disturbed by the culvert installation or any other contractor activity.

Lots that front FM 362:

1) Contact the TxDot Maintenance office at 1560 North LaSalle, Navasota, Texas to apply for a permit and to obtain the culvert diameter size requirement. Call 936-825-3446.

2) After the culvert has been sized, property owners should verify prior to ordering the culvert that the culvert can be set in the ditch without impeding water flow or causing water to stand in the culvert recognizing that a minimum of 6" of

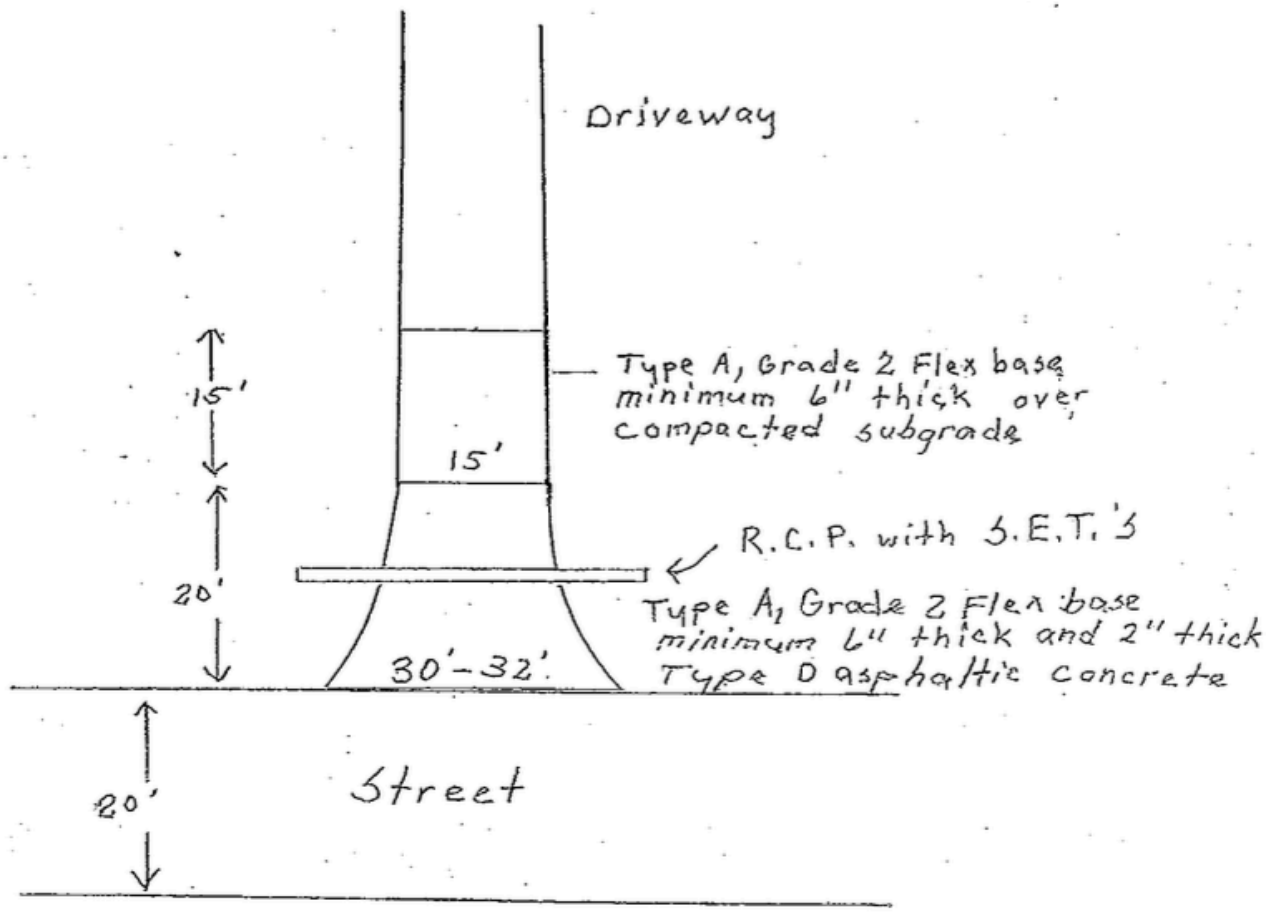
compacted base and 2” of asphalt must cover the culvert and provide a comfortable entrance from the adjoining street.

3) Vista Hills requires that you install a reinforced concrete pipe (RCP) with tongue and groove ends a minimum of 24 feet in length with precast safety end treatment (SET) of reinforced concrete pipe with a 4 to 1 slope flat bottom toe wall section at both ends. The pipe should be set in the ground so that the final grade of the asphalt surface provides for a comfortable entrance from FM 362.

4) The RCP should be covered with a minimum of 6 inches thick Type A, Grade 2 crushed limestone flexible base compacted in place and two inches thick Type D hot mix asphalt concrete surface course, compacted, complete in place.

5) The flex base must be covered with asphalt concrete from the paved highway to the property line (i.e. black board fence).

6) Property owners are required to re-establish the grass coverage in the ditch disturbed by the culvert installation or any other contractor activity.



VISTA HILLS
ARCHITECTURAL GUIDELINES #3

In addition to the Covenants, Conditions, and Restrictions for Vista Hills, the following Architectural Guideline #3 shall apply to the installation of a mailbox:

This guideline was originally established on September 1, 2005. The mailbox and post specified in the original guideline are no longer available.

For this reason, this guideline is amended as of April 21, 2023 to read as follows:

The mailbox: must be black metal or aluminum.

The post: must be black metal or aluminum or a cedar post painted black.

As of October 12, 2026, additional guidelines include:

A brown or black all-weather package delivery box shall be allowed close to a property owner's front perimeter fence and driveway but must not impede the bridle path. A pad with the dimensions of the package delivery box shall be allowed to secure the box in place.

All mailboxes and package boxes must be submitted to the ARC for approval before installation and include the model (link to exact item) and intended location on the property.

Acceptable mailbox and package box sizes and shapes are, but not limited to, the following:

Vista Hills Mailbox & Package Boxes

Home Depot: Waterproof and Anti-Theft 60 Gal. Resin Deck Box Package Delivery Box with Lockable Secure, Brown

Amazon: Greesum 52 Gallon Large Outdoor Package Delivery Box, Black

Vista Hills Mailbox & Package Boxes

Oasis Black, Extra Large, Steel, Locking, Post Mount or Column Mount Mailbox with Outgoing Mail Indicator

(150) Questions & Answers (48)

$233.10

20.0" H x 14.1" W x 18.5" D
Package 6.9” H x 12.3” W
(this box has larger package area than Mail Boss version)

Stanley Black, Extra Large, Steel, Post Mount Mailbox

(1851) Questions & Answers (102)

$49.97

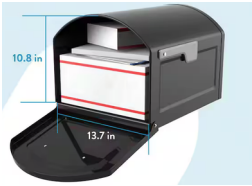
14.98” H x 11.69” W x 24.82” D
Package 10.2” W x 9”-13.2” H

Centennial Black, Extra Large, Steel, Post Mount Mailbox with Premium Silver Handle and Flag

(806) Questions & Answers (84)

$99.97

11.9” H x 14.2” W x 18.3” D
Package 13.7” W x 10.8” H

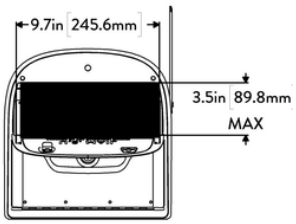


Oasis 360 Black, Large, Steel, Locking Parcel Mailbox with 2-Access Doors

(977) Questions & Answers (115)

$99.00

11.5" H x 11.4" W x 20.0" D
Package 9.7” W x 3.5” H



(Amended October 12, 2026)

VISTA HILLS
ARCHITECTURAL GUIDELINES #4

In addition to the Covenants, Conditions, and Restrictions for Vista Hills, the following Architectural Guideline #4 shall apply for the installation of temporary panels for a corral:

Priefert or similar temporary panels may be installed for use as a corral if the location is either behind the building structures and is set back at least one hundred fifty (150) feet from the front lot line. It must be installed within the building set lines and not easily seen from the street or road in front of the house.

The material colors must be a dark color approved by the ARC.

(December 16, 2009)

VISTA HILLS
ARCHITECTURAL GUIDELINES #5

In addition to the Covenants, Conditions, and Restrictions for Vista Hills, the following Architectural Guideline #5 shall apply for the installation of fencing:

Equine mesh fencing may be utilized as fencing material under the following conditions:

1) It must be located to the rear of the house or barn.
2) It must be at least one hundred fifty (150) feet from the front property line.
3) It must be installed on black metal and/or black wood posts as approved by the ARC.
4) The location and materials must be approved by the ARC prior to installation.

All five (5) strand wire or equine mesh fencing must be installed on black metal or black wood posts with a minimum of one black wood post after two metal posts. Posts must be set a minimum of every six (6) feet and a maximum of every eight (8) feet.

Fencing materials may be attached to the corral board fence to fence in smaller approved animals and to fence out predator animals with prior ARC approval.

(December 16, 2009)

VISTA HILLS
ARCHITECTURAL GUIDELINES #6

In addition to the Covenants, Conditions, and Restrictions for Vista Hills, the following Architectural Guideline #6 shall apply to the installation of permanent eave lighting.

To maintain a country setting, and to further comply with the specific outdoor lighting requirements of the Covenants, permanent eave lighting will be allowed with the following restrictions:

1. During holidays, all (both upstairs and downstairs) lighting may be used at a level no brighter than normal Christmas lights. No flashing lights shall be permitted.

2. When hosting guests or a special event, all (both upstairs and downstairs) lighting may be used at a reasonable brightness.

3. During everyday use, only downstairs lighting may be used at a reasonable brightness (dimmed, warm color preferred) and shall not remain on past midnight.
[amended from "shall not remain on past a reasonable hour."]

4. Property owner is willing to make adjustments if the HOA receives a complaint or feels the lighting is not complying with the intentions of the Covenants.

(November 4, 2024; amended December 9, 2025)

VISTA HILLS
ARC CONSTRUCTION RULES - GENERAL

All builders and contractors will be expected to follow the requirements listed below during the construction of a residence, barn, entrance, culvert, driveway, landscaping, fencing, or any other improvement on a lot. All requirements are covered under the recorded restrictions and architectural control guidelines for the subdivision and are a part of the conditions under which architectural approval is granted. The Vista Hills Community Association ("Association") and the Architectural Review Committee ("ARC") will strictly enforce all of the requirements listed and any item covered under the recorded restrictions and architectural control guidelines.

Keeping Vista Hills Drive and Vista Lake Court free from excess or caked dirt, mud, fill, or any other foreign substances

All contractors are responsible for insuring any vehicles of subcontractors, workmen, or material suppliers enter and exit the lot, park on the lot or deliver materials in such a manner that excess or caked dirt, fill, or mud, etc is not tracked onto Vista Lake Court or Vista Hills Drive. If any excess or caked dirt, fill, or mud, etc is tracked on Vista Lake Court or Vista Hills Drive, it must be removed on the same day.

Non-Permitted Uses

A. Dogs are not permitted at the building site, vacant lots, or in the vehicles while in the subdivision working.
B. All subcontractors and workman are to leave the subdivision immediately after work.
C. No excessive noise or offensive activity shall be permitted in the subdivision.
D. No dumping of construction or landscape materials or portable toilets to the adjacent lots.
E. All concrete contractors shall wash their trucks out on the building site where the concrete is being poured and not on adjacent lots or on the streets.

Use of Temporary Toilet Facilities

All builders and contractors will provide toilet facilities at the residence under construction for their subcontractors and workmen. Portable toilets shall be in place only on the lot under construction and must be in place prior to starting construction.

Removal of Trees, Trash and Care of Lots During Construction of Residence or Other Improvements:

A. The digging of dirt or the removal of any dirt from any lot is expressly prohibited except as may be necessary in conjunction with the landscaping of or construction of improvements on such lot. No trees shall be cut or removed except to provide room for construction of improvements or to remove dead or unsightly trees.
B. All papers, trash, scrap and unusable building materials are to be picked up and contained so they will not blow around. Trash must be hauled out of the subdivision during the construction phase on a routine basis. All useable building materials are to be kept stacked and organized on the building site in a reasonable manner.
C. No trash, materials or excess dirt is allowed on the streets. Any such trash, materials or excess dirt or fill inadvertently spilling or getting on the street shall be removed, without delay, on a daily basis.

Signs, Advertisements, Billboards

A. A 2' x 3' sign identifying the name of the builder and the lot number is the only sign allowed on the building site. The words "for sale" may not be on the sign.
B. The Architectural Review Committee has the right to remove or dispose of any prohibited sign, advertisement, billboard, or advertising structure which is placed on any lot or any residence; and in doing so will not be subject to any liability for trespassing or any other tort in connection therewith or arising from such removal nor in any way be liable for any accounting or other claims by reason of disposition thereof.

Entrance, Culvert, and Driveways

Entrances, culverts and driveways must be installed prior to beginning construction of a residence, barn, or any other improvement on a lot.

VISTA HILLS
CERTIFICATE OF COMPLETION

LOT_____

I/We,_____; the Owner(s) of the following improvements (as checked below) constructed on Lot_____, do(es) hereby certify that the construction of said improvements was completed on the____day of _____, 20___.

_____ HOUSE

_____ BARN

_____ LANDSCAPING

_____ ENTRANCE AND DRIVEWAY

_____ FENCING

_____ OTHER:_____

_____ OTHER:_____

I/We hereby certify that the construction of the improvements have been completed in accordance with the plans submitted to and approved by the Vista Hills Architectural Review Committee and the applicable provisions of the Declaration of Covenants, Conditions, and Restrictions for Vista Hills.

_____ _____
Property Owner Date

_____ _____
Property Owner Date

Please email this completed document to the current Vista Hills president and mail the original to:

Vista Hills Architectural Review Committee, P.O. Box 1717, Navasota, TX 77868.