

**ARCHITECTURAL GUIDELINES**  
*for*  
**OLD BRAESWOOD PROPERTY OWNERS ASSOCIATION**

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STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

WHEREAS, Old Braeswood Property Owners Association (the "Association"), acting through the Architectural Review Committee ("**ARC**") and the Executive Committee ("**Committee**"), desires to exercise the authority granted by the Revised and Amended By-Laws of Old Braeswood Property Owners Association, recorded under Clerk's File No. 20110547767 of the Official Public Records of Real Property of Harris County, Texas ("**By-Laws**"), and Chapter 204 of the Texas Property Code, to maintain the harmonious and architectural design of the subdivisions known as Old Braeswood ("**Section 1**"), Braeswood Addition ("**Section 2**"), and Braeswood Extension ("**Section 3**") (sometimes referred to collectively as the "**Subdivisions**") in Harris County, Texas; and

WHEREAS, pursuant to Article XII, Section 1(b) of the By-Laws, the ARC has developed and submitted to the Committee for approval these Architectural Guidelines for Old Braeswood Property Owners Association ("**Guidelines**") for the construction or modification of improvements within the Subdivisions; and

WHEREAS, the Committee finds it is in the best interest of the Association to adopt these Guidelines.

NOW, THEREFORE, the Executive Committee of the Association hereby adopts the Guidelines attached hereto as Exhibit "A" which are applicable to all Subdivisions that comprise the Association. The Guidelines will be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

**Executive Committee**  
**Old Braeswood Property Owners Association**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT "A"**  
**Old Braeswood Property Owners Association**  
**Architectural Guidelines for All Subdivisions**  
Adopted \_\_\_\_\_, 2018 (Version 14.10-- 12/01/18)

**1. Association Approval**

- A. All plans must have written approval from the Architectural Review Committee ("ARC") of Old Braeswood Property Owners Association ("Association") before they can be submitted to the City of Houston for permitting. No incomplete submissions will be accepted for formal review by the ARC. A preliminary design review is encouraged and may be arranged by contacting the Association office. The purpose of a preliminary design review is to clarify the requirements of the applicable deed restrictions and these Architectural Guidelines, and it is not part of the formal ARC Approval Process. A preliminary review may not identify all issues found in the formal review. A submittal is considered to be administratively complete, and the review process begins, when the ARC has verified receipt of the required items listed in the Plan Review application and written confirmation of completeness has been issued to the applicant. The ARC will respond within 30 days of verifying receipt of the complete submittal
- B. If a change that affects the exterior of the of the residence or improvement is made during construction or after approval of plans by ARC, the new design (or color, material, etc.) must be submitted to the ARC for approval.
- C. The City of Houston requires each applicant to sign a declaration stating that the project complies with applicable deed restrictions when submitting the permit application. The governing documents of Old Braeswood require prior approval of plans. ARC approval is therefore necessary to meet this condition of the City's permit application rules. Plans must be reviewed and approved by the ARC before submitting a city building permit application.
- D. The ARC's approval of a plan does not in any way guarantee applicable building requirements of the City of Houston have been satisfied. Only the City of Houston Permitting Division can make that determination. If changes to ARC-approved plans are required by the City of Houston Permitting Division, such changes must be provided immediately to the ARC for review and approval.
- E. Plans are considered on a case-by-case basis, and each plan will be reviewed on its own merits. Prior approval of a plan or design that appears similar does not guarantee approval of a subsequently submitted application.

**2. Harmony**

The ARC is responsible for determining whether the project's characteristics are compatible with the neighborhood, the deed restrictions, and these Architectural Guidelines. As an historic neighborhood, the ARC will take into account a project's characteristics including authenticity of style (i.e., alignment with established historical or contemporary architectural examples), quality of design and materials, compatibility with the neighborhood's original intent as a suburban garden community with discreet garage and fencing locations; **harmony**

with the neighborhood (including contextual compatibility and sensitivity to integrate with the residences in the neighborhood), and landscaping (for example, trees and shrubbery that retain an open, garden-like appearance from the street).

### 3. Height Restriction

The following requirements with respect to the height of new residences and additions shall be consistently enforced in the manner prescribed below for all Subdivisions:

#### A. Definitions:

1. "Natural Grade": the grade as it exists prior to development and unaffected by construction techniques such as fill, landscaping, and berming.
2. "Lot Grade":
  - (a) For lots outside of the identified 500-year floodplain as shown on the current FEMA Flood Insurance Rate Map (FIRM) in effect at the time of complete plan submission, the lowest point of the Natural Grade between the structure and a line 5 ft. from the structure.
  - (b) For lots within the identified 500-year floodplain on the current FEMA Flood Insurance Rate Map (FIRM), in effect at the time of complete plan submission, the elevation of the 500-year base flood elevation as established on the FIRM current at the time of construction will be Lot Grade.

#### B. Dimensional Restrictions:

1. Height shall be determined from the Lot Grade.
2. For a pitched roof residence, the total height may not exceed 35 ft. from Lot Grade to top of ridge.
3. For a flat roof residence, the total height may not exceed 26 ft. from Lot Grade to top of roof or parapet. A flat roof residence is defined as:
  - (a) one whose roof pitch is 2-in-12 or less; or
  - (b) one which has a parapet extending up to hide a low slope roof.
4. A detached garage exceeding 25 ft. in height from the lowest point of elevation of the Natural Grade within the area between the structure and a line 5 ft. from the structure is prohibited.
5. An outbuilding, accessory structure or other structure (besides a residence or detached garage) exceeding 15 ft. in height from the lowest point of elevation of the natural grade within the area between the structure and a line 5 ft. from the structure is prohibited.
6. A chimney may exceed the height of the residence by not more than 3 ft.

C. Number of Stories:

A residence may not exceed 2 full stories and an additional half-story contained within the residence's roof line, provided that:

- (a) The floor area of the half story may not exceed 60% of the floor area of the second story; and,
- (b) The roof must be a pitched roof which springs from the second-floor top plate and runs as an unbroken plane to the ridge line or lines (this provision is specifically meant to preclude mansard roofs to circumvent the intent of this restriction).

D. Additional Requirements:

1. Submitted plans must show distance from top ridgeline to Natural Grade and to 500-year flood plain.
2. Plans must also show dimension of finish floor from Natural Grade and from 500-year flood plain.
3. The lot survey provided with submittals must include the 500-year flood plain elevation.

**4. Building and Outbuilding Setbacks**

A. Old Braeswood ("Section 1")

1. Section 1 has a minimum side setback of 6 ft. for lots less than 90 ft. frontage and 10 ft. for lots of 90 ft. or greater frontage. In addition, no residence, including second story overhangs, attached porches, garages, or greenhouses, can occupy more than 80% of the width of property measured at front building line. Chimneys or purely ornamental projections may extend 4 ft. closer to the side property line than the residence.
2. Outbuildings cannot be built closer to front or side streets than the specified outbuilding limit line specified on property plot. Detached garages or outbuildings may have a maximum of 35 ft. in width for the face fronting the street. All outbuildings must be of the same style and material as the main residence. A greenhouse may be a maximum of 20 ft. wide in any direction.
3. The aggregate of outbuildings excluding a greenhouse may have a maximum width of 50% of the total property width measured at the rear building line. The aggregate of outbuildings including a greenhouse may have a maximum width of 60% of the total property width measured at rear building line. Maximum width of aggregate outbuildings can be increased by 10% if the total does not exceed the width of the residence.
4. Under no circumstance may a structure encroach upon a utility easement. See the Deed Restrictions for Section 1 for additional information including variance options which may be granted with approval by the ARC.

B. Braeswood Addition (“Section 2”) and Braeswood Extension (“Section 3”)

1. Sections 2 and 3 have a 5 ft. minimum side setback including attached carports, porches, and garages, but not for detached garages at the rear of the lot. Attaching an existing garage to the main body of the residence subjects it to the same setback restrictions as the residence.
2. Under no circumstance may a structure encroach upon a utility easement.

**5. Roof Overhangs**

Roof overhangs must not extend more than 2 ft. into any setback. In Section 1, roof overhangs must also not extend more than 2 ft. beyond the limit line defined by 80% of width of property line measured at the front building line. In Sections 2 and 3, the outbuilding or detached garage roof overhangs must be at least 2 ft. from the side property line.

**6. Garages, Driveways, and Walkways**

When planning the location of and installing a new driveway or performing other sitework, every effort must be made to preserve trees and to avoid removing trees in the front setback area or public right of way. Protective temporary fencing must be installed at the beginning of construction projects.

A. Garage Location for Section 1

1. In Section 1, a front-loading attached garage, meaning the garage door faces the street the residence fronts, and which is also attached to a residence, must be set back a minimum of 35 ft. behind the front setback line. If a garage is not integral with a residence, meaning under the same roofing mass and sharing at least one common wall but is connected by a connector, that connector must be enclosed, air-conditioned, a minimum of 8 ft. in width, have at least an 8 ft. interior ceiling height, and have a design that is supportive of the main structure.
2. In Section 1, a detached garage and all other outbuildings must be behind the outbuilding limit line as shown on the property plot, but in no case may be less than 3 ft. from a side property line. See Deed Restrictions for Section 1 for additional information.
3. An attached front-loading garage shall be limited to either two (2) single garage doors of no more than 10 ft. in width, or one (1) double garage door of no more than 18 ft. in width.
4. A garage with entry 90 degrees to the front street is permissible for all lots. The setback for attached garages with entry 90 degrees to the front street is the same as for the residence itself.
5. Driveway gates may not be opaque. They must be 80% open.

B. Garage Location for Sections 2 and 3

1. In Sections 2 and 3, a front-loading attached garage, meaning the garage door faces the street the residence fronts, must be set back a minimum of 22 ft. behind the front

setback line. If a garage is attached, it must also follow the side setback requirements for the residence.

2. A detached garage or an outbuilding must be set back a minimum of 3 ft. from the side property line. (See Exhibit B.)
3. Any front-loading garage shall be limited to either two (2) single garage doors of no more than 10 ft. in width, or one (1) double garage door of no more than 18 ft. in width.
4. A garage with entry 90 degrees to the front street is permissible for all lots. The setback for attached garages with entry 90 degrees to the front street is the same as for the residence itself.
5. Driveway gates may not be opaque. It must be 80% open.

#### C. Driveways

1. A residence without a front-loading garage and all lots in Section 1 may have a maximum driveway width of 12 ft. between the front property line and front building line.
2. In Sections 2 and 3, a residence with a front-loading garage may have a maximum driveway width of 18 ft. between the front property line and front building line.
3. Parking courts are prohibited within the front setback.
4. For lots with less than 90 ft. of frontage, driveways may not be closer than 2 ft. to the side property line within the front setback. For lots with 90 ft. or greater frontage, driveways may not be closer than 4 ft. to the side property line within the front setback.
5. All permanent parking must be behind the front building line.

#### D. Circular Drives

1. A circular drive may have a maximum width of 12 ft.
2. A circular drive is not allowed if there is a front-loading garage.
3. A circular drive is only allowed on lots fronting the following streets where parking is non-existent or extremely limited: Dorrington Boulevard, Greenbriar Drive, Maroneal Boulevard (between Greenbriar Drive and South Main Street), Morningside Drive, North Braeswood Boulevard, and South Main Street.
4. Circular drives may not be used for permanent parking.

#### E. Walkways

Independent of the paving at a front entry pad, walkways leading up to a residence may not be wider than 6.5 ft.

### 7. Sidewalks

The City currently requires 5 ft. sidewalks in the public right-of-way; however, the Association supports the installation of required sidewalks at 4 ft., or to match sidewalks widths of adjacent properties. However, it is the owner's obligation to seek any such variance from the City. A letter supporting reduced width sidewalks is available from the Association upon request.

## **8. Impervious Surface**

- A. Owners are encouraged to maximize the green space on their property. With the ARC application submittal package, a site plan, and drainage plan must be submitted showing all proposed grades, hardscape, swimming pools, and other site improvements.
- B. All lots may have a maximum of 63% of impervious lot coverage.
- C. Within the front setback, lots may have a maximum of 45% impervious lot coverage.
- D. In calculating the footprint of impervious lot coverage, the following must be included in the calculation: foundation of the residence, garage, outbuildings, driveways, walkways, patios, gravel and decomposed granite areas, swimming pools, tennis courts, and synthetic grass. If paving materials are labeled as permeable (which is encouraged) they will still be included in the footprint calculation. Front sidewalks along the street are in the public right-of-way and are not a part of this calculation.
- E. All submittals must give the calculations for the impervious coverage for the entire lot and within the front setback.

## **9. Detention of Storm Water**

All city-required or owner-desired detention must be stored underground. Plans for detention must be submitted to the ARC prior to submission to City's Code Enforcement Building Permits Division, which requires detention drawings signed by a civil engineer. Lots over 15,000 sq. ft. will likely be required by the City to have detention. Lots under 15,000 sq. ft. may still require detention depending on the impervious lot coverage.

## **10. Materials**

As stated in the Deed Restrictions for the Subdivisions, the principal exterior materials must be masonry, stone, or stucco. Other materials must be of a quality that will hold up over time. Siding, either of wood, fiber-cement, or other material, may only be used in limited areas. Samples of materials must be submitted for review for compatibility with the neighborhood.

### **A. Windows**

- 1. Windows must be made of wood, composite, fiberglass, or metal. Windows made of vinyl, PVC, or unfinished metal are not allowed. Windows must be of high quality, as determined by the ARC. A list of approvable windows is available upon request from the Association and may be amended from time to time.
- 2. True divided lite windows are permitted. Simulated divided lite windows are permitted if there is a thick profiled muntin bar on the exterior surface of the glass as well as a spacer bar between panes of insulated glass.

3. No windows may have divided lites that have only interior grilles in the airspace between insulated glass or have grilles only on the interior of a window.

#### B. Doors

Exterior doors and garage doors must be compatible with the style of the residence and the neighborhood. Steel or metal doors must have a stile and rail of sufficient width to be substantial, as determined by the ARC.

#### C. Garage Doors

Garage doors may not be added to any original porte-cochere unless the porte-cochere meets the guidelines for garage setbacks listed above. Garage doors are a design element that will be reviewed along with all other components of the residence and improvements.

#### D. Instructions for Materials Review

1. Physical samples of brick, stone, tile, stucco, siding (which may only be used minimally), and roofing materials must be submitted. Samples should be 12 in. x 12 in. For brick or rock that may have a range of color, please submit at least three samples showing that range.
2. Color selections including metal finish samples (for windows, doors, roof materials, etc.) may be as small as 3 in. x 3 in.
3. For roofing materials, in addition to a sample please provide a website link to the specific product and manufacturer.
4. Schedules and cut sheets for the windows, doors, and garage doors showing design, dimensions, and location must be included in all submittals. Cut sheets must show manufacturer, series, and rating information. All paperwork should be clearly marked as to the specific window or door specified. The submittal must also show elevations and cut-away profiles of the cross sections of windows and doors including divided lites where applicable. Submit only the window/door information that relates to the specific project.
5. Mockups of building materials are encouraged but are not required. Mockups may be up to 5 ft. wide by 8 ft. tall and may remain in place no more than two months. A mockup should be located in the front yard close to the front setback line.

### **11. Air Conditioner Compressors, Generators, and Pool Equipment, Etc.**

Air conditioner compressors and similar equipment may not be located on a roof. If compressors and similar equipment are required to be elevated by the City of Houston, such equipment must be at least 4 ft. from a side or rear property line in Section 1, and at least 3 ft. from a side or rear property line in Sections 2 or 3, as long as the top of the equipment is at least 1 ft. lower than the adjacent fence height. If the top of the equipment is higher than 1 ft. below the adjacent fence height, then such equipment must be set back 6 ft. for Section 1 and set back 5 ft. for Sections 2 and 3.

12. **Fences**

Replacement fences of an approved design that are not higher than 8 ft. above natural grade may be reviewed and approved administratively. Significant changes to fence location or design requires formal review. Applicant must provide notice to adjacent neighbors and also provide proof to ARC that neighbors have signed off on new and replacement fences.

13. **Construction Rules**

See Exhibit C for rules including location and screening for bathroom facilities and prohibitions against contractor signs.

14. **Solar Panels, Rain Barrels, Flag Poles, Religious Art etc.:**

See Exhibit D.

15. **Trees**

A. Trees Protection

Protection Requirements: All trees must be fenced to protect the area under the drip line. Soil in this area should not be compacted, or equipment nor materials stored on tree roots. It is recommended that trees on private property also be fenced and cared for during construction.

B. Street tree planting requirements

Each home should have street trees in accordance with the Old Braeswood tree plan, see Exhibit E.

**Questions** may be directed to Old Braeswood POA, 713-807-1787 or [ARC@OldBraeswood.com](mailto:ARC@OldBraeswood.com)

**EXHIBIT B**



**City of Houston  
Building Inspection  
CODE WORD 2006**

INTERPRETATIONS AND APPLICATIONS OF  
THE HOUSTON ADOPTED CODES  
2006 IBC, 2006 IRC, 2011 NEC, 2006 UMC, 2006 UPC,  
2006 IECC, 2009 IECC and ASHRAE 90.1-2007

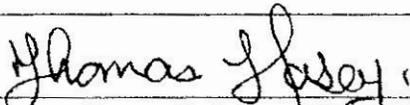
<b>No:</b>	<b>2006-71</b>	<b>Page:</b>	<b>1</b>	<b>of</b>	<b>1</b>
<b>PUBLICATION:</b>	<b>April 16, 2014</b>				
<b>SUBJECT:</b>	<b>Interpretation – Residential Fire-Ratings and Location</b>				
<b>CODE(S):</b>	<b>Residential</b>				
<b>SECTION(S)</b>	<b>R302.1</b>				

The residential code requires fire rating for construction and projections located within the minimum fire separation distance to the property line. This is to clarify the extent of rating for construction and projections of various types.

- Within 3 feet of the property line openings are not allowed.
- At 2 feet or less from the property line projections are not allowed.
- Stairs are allowed within 3 feet of the property line provided the side of the stair, parallel and closest to the property line is protected up to, and including, any required guardrails with a one hour rating.
- Minor shade structures, not exceeding 120 square feet that do not have a solid roof, and are not part of the egress path, are allowed with one hour rating of the columns and beams.
- Noncombustible stairs that were previously approved for permitting may utilize bullet point three or have the one hour rating protected with properly applied intumescent coating.

Notwithstanding the above no construction, walls or projections may not be allowed at 3 feet or less from the property line adjacent to a residential structure or property without a maintenance agreement.

Approved:

  
Thomas Hosey, Building Official

## EXHIBIT C

### OLD BRAESWOOD PROPERTY OWNERS ASSOCIATION

## Construction Rules

These following rules have been adopted in response to numerous construction related complaints from residents over the past several years. We ask that you provide these to your construction crew and ensure compliance in order to minimize disruption to neighbors during the construction process.

1. **Communicate.** Let your neighbors know how to contact you and/or your contractor. Before construction begins, deliver a letter with your contact information, including cell phone numbers, to all adjacent property owners.
2. **Construction hours:** 7 a.m. to 6 p.m. Monday through Friday for exterior work, and 9 a.m.-6 p.m. on Saturdays. Please refrain from outdoor construction activity on major holidays. Sunday construction activities should be limited to interior work only after framing is complete and windows and doors have been installed.
3. **Maintain a clean jobsite.** Our residents take pride in the appearance of their homes and cars and like for them to remain clean. At the end of each work day, remove trash and debris from the yard or street. To help keep light weight trash from blowing to neighbor's yards, and to keep the local rodent population in check, please provide a permanent sealed container for luncheon trash and instruct workers to use it.
4. **Restore damaged curbs** to pre-construction condition or better.
5. **Sidewalks** should remain clean and unobstructed throughout the project. Install silt fences beside the sidewalk (part of city requirement S.W.P.D.) to keep dirt and fill on the site.
6. **Drainage.** No portion of the building site or lot should drain to another property per city ordinance. Remove mud and site debris from the street regularly.
7. **Protect Trees.** Install tree protection barricade around the root zones and beware of root compaction by heavy vehicles during construction which will kill trees. Care should also be taken not to damage the roots of trees during installation of sidewalks, irrigation, lighting or other landscaping features. For more information on tree protection and construction, visit [www.TreesForHouston.org](http://www.TreesForHouston.org).
8. **Parking for workers** should be provided off-street or off-site when possible. Care should be taken to park at a sufficient distance from driveways so that access is maintained. Please try to ensure your crew parks in front of your property only. Special rules apply to certain areas with designated permit parking. Please contact the office for more information
9. **Porta-cans/latrines** *shall face the rear of the property for which they are intended to be of service. These temporary facilities must be and to screened from view (on at least three sides) by erecting a temporary privacy fence around them. They must be located at the back of the property during construction and may never be placed forward of the front setback line, or in the public right-of-way (i.e., easement between the front property line and the street).*
10. **Form Survey** – provide a slab survey to the ARC when foundation is formed and in advance of any concrete pour. The survey will be reviewed and approval will be granted within 36 hours for compliant projects.

OLD BRAESWOOD POA  
P.O. Box 541346  
HOUSTON, TX 77254  
Tel. 713.807.1787  
[www.oldbraeswood.com](http://www.oldbraeswood.com)

## EXHIBIT D

### Old Braeswood POA Solar Device Policy

*adopted September 2012*

**Section 3. Solar Energy Devices.** Section 202.010 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing a solar energy device except as otherwise provided therein. As used in Section 202.010 of the Texas Property Code, "solar energy device" has the meaning assigned by Section 171.107 of the Tax Code, which defines the term as "a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar generated power". The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

The following Guidelines shall be applicable to solar energy devices in Braeswood:

- 3.1. **Committee Approval.** The installation of a solar energy device requires the prior written approval of the Committee. Provided that, the Committee may not withhold approval if these Guidelines are met or exceeded, unless the Committee determines in writing that placement of the device as proposed 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 device by all owners of property adjoining the lot in question constitutes prima facie evidence that substantial interference does not exist.
- 3.2. **Location.** A solar energy device is not permitted anywhere on a lot except on the roof of the residential dwelling or other permitted structure on the lot or in a fenced yard or patio within the lot. Provided that, free-standing solar panels are not permitted on the front of the roof of a residential dwelling. Free-standing solar panels must be located in a yard area enclosed by a fence; however, the solar panels shall not extend above the top of a fence enclosing the yard area in which the solar panels are located.
- 3.3. **Devices Mounted on a Roof.** A solar energy device mounted on the roof of the residential dwelling or other permitted structure on a lot:
  - a. shall not extend higher than or beyond the roofline;
  - b. shall conform to the slope of the roof and have a top edge that is parallel to the roofline;
  - c. shall have frames, support brackets and/or visible piping or wiring that are silver, bronze or black tone, as commonly available in the marketplace; and
  - d. shall be located on the roof as designated by the Committee unless an alternate location increases the estimated annual energy production of the device by more than ten percent (10%) above the energy production of the device if located in the area designated by the Committee. For determining estimated annual energy production, the parties shall use a publicly available modeling tool provided by the National Renewable Energy Laboratory.
- 3.4. **Visibility.** A solar energy device located in a fenced yard or patio shall not be taller than or extend above the fence enclosing the yard or patio.
- 3.5. **Limitations.** A solar energy device is not permitted on a lot if, as adjudicated by a court, it threatens the public health or safety or violates a law.

**Section 4. Storm and Energy Efficient Shingles.** Section 202.011 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing shingles that:

- a. are designed to:
  - (i) be wind and hail resistant;
  - (ii) provide heating and cooling efficiencies greater than those provided by customary composition shingles; or
  - (iii) provide solar generation capabilities; and
- b. when installed:
  - (i) resemble the shingles used or otherwise authorized for use on property in the subdivision;
  - (ii) are more durable than and are of equal or superior quality to the shingles described below; and
  - (iii) match the aesthetics of the property surrounding the owner's property.

**4.1. Committee Approval.** In order to confirm the proposed shingles conform to the foregoing Guidelines, owners are encouraged to apply to the Committee for prior approval. The Association may require an owner to remove shingles that do not comply with these Guidelines.

**4.2. Regulations.** When installed, storm and energy efficient shingles must resemble, be more durable than, and be of equal or superior quality to the types of shingles otherwise required or authorized for use in Braeswood. In addition, the storm or energy efficient shingles must match the aesthetics of the lots surrounding the lot in question.

**EXHIBIT E**

**TREES FOR OLD BRAESWOOD**

**OLD BRAESWOOD TREE SUMMARY TOTAL  
AS OF JANUARY 1, 2005**

<b><u>Address</u></b>	<b><u>In Place</u></b>	<b><u>Needed</u></b>	<b><u>Total</u></b>	<b><u>Type</u></b>	
2100 Holcombe					
2200 Holcombe	70	30	103	Live Oak	
2300 Holcombe					
2400 Holcombe	<u>68</u>	<u>58</u>	<u>128</u>	Live Oak	
Total	<u>138</u>	<u>88</u>	<u>226</u>	Live Oak	
6900 Montclair	5	3	8	Live Oak	
7000 Montclair	4	0	4	Live Oak	
7100 Montclair	<u>0</u>	<u>6</u>	<u>6</u>	Live Oak	
Total	<u>9</u>	<u>9</u>	<u>18</u>	Live Oak	
7000 Main	19	0	19	Live Oak	
7100 Main	12	5	17	Live Oak	
7200 Main	10	4	14	Live Oak	
7300 Main	28	7	35	Live Oak	
7400 Main	10	0	10	Live Oak	
7500 Main	<u>38</u>	<u>3</u>	<u>41</u>	Live Oak	
Total	<u>117</u>	<u>19</u>	<u>136</u>	Live Oak	
2300 N. Braeswood	4	24	28	Live Oak	
2400/2500 N. Braeswood	<u>15</u>	<u>8</u>	<u>23</u>	Live Oak	
Total	<u>19</u>	<u>32</u>	<u>51</u>	Live Oak	
6800/7400 Kirby	Total	<u>20</u>	<u>168</u>	<u>188</u>	Live Oak



<u>Address</u>	<u>In Place</u>	<u>Needed</u>	<u>Total</u>	<u>Type</u>
6800 Greenbriar	6	6	12	Live Oak
6900 Greenbriar	4	6	10	Live Oak
7000 Greenbriar	8	3	11	Live Oak
7100 Greenbriar	13	0	13	Live Oak
7200 Greenbriar	12	3	15	Live Oak
7300 Greenbriar	10	2	12	Live Oak
7400 Greenbriar	<u>11</u>	<u>1</u>	<u>12</u>	Live Oak
Total	<u>64</u>	<u>21</u>	<u>85</u>	Live Oak
6800 Morningside	1	10	11	Water Oak
6900 Morningside	4	14	18	Water Oak
7000 Morningside	7	7	14	Water Oak
7100 Morningside	5	10	15	Water Oak
7200 Morningside	2	15	17	Water Oak
7300 Morningside	6	20	26	Water Oak
7400 Morningside	6	19	25	Water Oak
7500 Morningside	<u>6</u>	<u>18</u>	<u>24</u>	Water Oak
Total	<u>37</u>	<u>113</u>	<u>150</u>	Water Oak
2300 Underwood	9	36	45	Water Oak
2400 Underwood	14	30	44	Water Oak
2500 Underwood	<u>27</u>	<u>20</u>	<u>47</u>	Live Oak
Total	<u>50</u>	<u>86</u>	<u>136</u>	
2300E Bluebonnet	31	25	56	Water Oak
2300W Bluebonnet	11	19	29	Water Oak
2400/2500 Bluebonnet	<u>19</u>	<u>22</u>	<u>41</u>	White Oak
Total	<u>61</u>	<u>66</u>	<u>127</u>	
2100/2200 Glen Haven	33	4	37	Live Oak
2300 Glen Haven	22	16	38	Live Oak
2400/2500 Glen Haven	<u>46</u>	<u>18</u>	<u>64</u>	White Oak
Total	<u>101</u>	<u>38</u>	<u>139</u>	



<u>Address</u>	<u>In Place</u>	<u>Needed</u>	<u>Total</u>	<u>Type</u>
2100 Maroneal	8	11	19	Live Oak
2200 Maroneal	39	13	52	Live Oak
2300 Maroneal	29	18	47	Live Oak
2400 Maroneal	<u>27</u>	<u>24</u>	<u>51</u>	White Oak
Total	<u>103</u>	<u>66</u>	<u>169</u>	
2100/2200 Bellefontaine	22	28	50	Water Oak
2300 Bellefontaine	16	12	28	Water Oak
2400/2500 Bellefontaine	<u>17</u>	<u>32</u>	<u>49</u>	White Oak
Total	<u>55</u>	<u>72</u>	<u>127</u>	
2300 Gramercy	20	18	38	Water Oak
2400/2500 Gramercy	<u>30</u>	<u>33</u>	<u>63</u>	White Oak
Total	<u>50</u>	<u>51</u>	<u>101</u>	
2200 Dorrington	30	32	62	Live Oak
2300 Dorrington	10	25	35	Live Oak
2400 Dorrington	<u>20</u>	<u>33</u>	<u>53</u>	Live Oak
Total	<u>60</u>	<u>90</u>	<u>150</u>	Live Oak
2300 Kelving	13	5	18	Water Oak
7200 Kelving	5	1	6	Water Oak
7300 Kelving	7	9	16	Water Oak
7400 Kelving	9	8	17	Water Oak
7500 Kelving	<u>14</u>	<u>22</u>	<u>36</u>	Water Oak
Total	<u>43</u>	<u>45</u>	<u>88</u>	Water Oak
<b><u>GRAND TOTAL</u></b>	<b><u>927</u></b>	<b><u>964</u></b>	<b><u>1,891</u></b>	