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**AMENDED AND RESTATED
DESIGN GUIDELINES
FOR
SHEPHERDS GLEN
BELL COUNTY, TEXAS
(SINGLE-FAMILY RESIDENTIAL)**

**AMENDED AND RESTATED
DESIGN GUIDELINES
FOR
SHEPHERDS GLEN
Bell County, Texas
(Single-Family Residential)**

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BELL	§	

WHEREAS, Shepherds Glen, a Subdivision (the "Subdivision"), out of Bell County, Texas, as shown on map or plat thereof recorded in Cabinet C, Slide 306-B, C, and Replat of Shepherd's Glen Subdivision, Lots 12, 19, 20, 24 and 25, in Cabinet D, Slide 256C, of the Plat Records of Bell County, Texas is subject to and governed by that certain Design Guidelines for Shepherds Glen recorded at Volume 4960, Page 227, Official Public Records of Bell County, Texas.

NOW THEREFORE, it is hereby declared that:

The original Design Guidelines are hereby amended in their entirety and entirely replaced by these Amended and Restated Design Guidelines, and such original Design Guidelines shall have no further force or effect upon the Property.

**AMENDED AND RESTATED DESIGN GUIDELINES
FOR SHEPHERDS GLEN VILLAGE ASSOCIATION
BELL COUNTY, TEXAS
(SINGLE-FAMILY RESIDENTIAL)**

**ARTICLE 1
INTRODUCTION**

These Design Guidelines were originally promulgated and adopted by the Declarant of Shepherds Glen Village Association for the benefit of Shepherds Glen Village Association (the "Association"). In 2022, control of the Association transferred to Homeowners' control as stipulated in the Declaration of Covenants, Conditions & Restrictions for Shepherds Glen. Shepherds Glen Village Association hereby adopts these Amended and Restated Design Guidelines herein to establish standards, rules, and guidelines applicable to single-family detached homes and other improvements to be constructed or are to be installed on lots in Shepherds Glen, a subdivision located in Bell County, Texas, to be in harmony with existing and future development.

These Design Guidelines supersede and amend the "DESIGN GUIDELINES FOR SHEPHERDS GLEN VILLAGE ASSOCIATION, BELL COUNTY, TEXAS, (SINGLE-FAMILY RESIDENTIAL), recorded in Volume 4960, Pages 227-233, Official Property Records, Bell County, Texas.

These Design Guidelines are to be implemented by the Village Standards Committee of Shepherds Glen (the "VSC"). These Design Guidelines supplement and relate to the Declaration of Covenants, Conditions & Restrictions for Shepherds Glen and are binding upon all owners who acquire lots within Shepherds Glen and apply to architects, engineers, consultants, contractors, subcontractors and agents engaged by the owner.

All applications previously approved while under Declarant control that are not under construction at the time of recording of these Amended Design Guidelines for Shepherds Glen Village Association shall resubmit their applications for review and approval, abiding by these Amended Design Guidelines and applicable sections of the Declaration of Covenants, Conditions and Restrictions. Any construction started prior to these amended and restated Design Guidelines that stopped or was not completed shall be subject to these Design Guidelines and requirements.

**ARTICLE 2
DESIGN & CONSTRUCTION REGULATIONS**

All owners, owner's architects, engineers, consultants, contractors, subcontractors and agents shall be familiar with and abide by these Design Guidelines and the applicable sections of the Declaration of Covenants, Conditions and Restrictions. The VSC may grant variances to the standards, rules and guidelines outlined in these Design Guidelines on a case-by-case basis. The VSC may also promulgate construction and design criteria that are more restrictive than those established by applicable County or other agency permit regulations.

The Owner's general contractor shall execute and abide by the **Shepherds Glen Village Association Builder Agreement** in addition to all requirements of these Design Guidelines and all requirements of the VSC approval. The Builder Agreement shall be executed and all requirements of the Builders Agreement shall be fulfilled before construction may begin.

A permit to construct, alter, repair, extend, or operate an On-Site Sewage Facility (OSSF) (septic system) in Shepherds Glen shall be obtained from Bell County. Septic systems shall be engineered in accordance with the current Bell County OSSF permitting requirements per the Texas Commission on Environmental Quality (TCEQ) rules governing planning, design, construction and operation of an OSSF.

Section 2.1 Site Planning

Each construction site within Shepherds Glen has its own unique qualities and characteristics. The VSC will be looking very critically at site plans to determine whether existing features are respected and sensitively utilized. Plans that minimize disturbance of existing vegetation, trees, rock formations, and drainage patterns are preferred. Respect for adjacent development is also essential. Coordination of elements such as building massing and material compatibility will be helpful in obtaining approval of plans. All construction and development within Shepherds Glen must comply with applicable subdivision regulations of Bell County.

Section 2.2 Setbacks

The development plan for Shepherds Glen provides for minimum setbacks, which are as follows:

Front: 15 feet

Side: 10 feet

Rear: 20 feet

with the exception that corner lots will have a front setback of 15 feet from each road, and the rear setback may be altered with the approval of the VSC. Exceptions may be granted for lots with minimal building area that may restrict a lot from meeting the minimum square footage required for Single-Family Detached Homes within Shepherds Glen. In approving plans for a Single-Family Detached Home on a lot, the VSC may impose setbacks that are greater than the minimum setbacks required by Bell County.

Section 2.3 Improvements

All of the following are "Improvements" that require review and approval by the VSC:

- A. Any grading and/or disturbance of vegetation and trees.
- B. Drainage improvements or alterations.
- C. Road or driveway construction.
- D. Concrete or stone paver walkway construction.
- E. Utility construction or installation.
- F. New construction of a Single-Family Detached Home.
- G. New construction or installation of other structures and site features such as: accessory buildings or sheds, greenhouses, hot tubs, gazebos, bridges, retaining walls, significant landscape improvements, decks, patios, pools, any type of enclosures, play/sports equipment, exterior lighting, columns, etc.
- H. Additions to, or renovations of, existing structures such as additions, new roofs, changes to exterior paint colors, change of existing mailbox, fences, construction of solar facilities, etc., that alter the exterior appearance.

Section 2.4 Landscape Plan

For a new home the owner shall provide a landscape plan that depicts existing vegetation, changes in the existing vegetation and trees on a lot, and any proposed additional vegetation, landscaping, pathways, walkways, walls, driveways, lighting, or other similar items.

Section 2.5 Single Family Detached Home

"Single Family Detached Home" as used in these Guidelines, shall mean a single-family detached house constructed or proposed to be constructed on a lot in Shepherds Glen.

Section 2.6 Single Family Detached Home Size

Square footage shall be calculated from the outside wall of conditioned spaces. The minimum size shall be 1400 square feet of living space. No credit will be given for basements, garages, decks, or covered porches. Variances will be considered based on-site constraints.

Section 2.7 Home Styles

Architectural standards in Shepherds Glen are established to create an Old World European Design style throughout the subdivision so owners may benefit from a generally consistent theme as well as the natural advantages of a lot's location. All buildings must be designed to fit the natural contours of the lot without excessive grading. In reviewing the plans of a proposed building, scrutiny may be given to the massing, period architectural esthetics (Old World European Design), architectural proportions, and overall scale of the building in relation to the site and neighboring properties.

Section 2.8 Height

Specific maximum building heights have been established by the development plan for Shepherds Glen. Building heights are not to exceed 33-feet, as measured from the adjacent natural grade. In addition to these maximum building heights, the VSC strongly suggests the owner consider:

- (1) the qualities of the site
- (2) the surrounding grades and view corridors
- (3) the existing slopes, and
- (4) VSC design guidelines for vegetation and orientation. Lower buildings are generally more appropriate on more exposed sites, while taller buildings can be incorporated into sites which are less visible and/or more protected. Lots may have height restrictions placed on them during architectural review or on the final development plan.

Section 2.9 Exterior Materials

The exterior materials used on homes and structures in Shepherds Glen shall be as follows:

- A. Exterior Walls.** All homes in Shepherds Glen will use a mix of natural limestone, brick, Hardi-Board, stucco or an approved equal as the primary exterior material. The remainder of the exterior shell will include or simulate materials used in Old World European Design.

Natural limestone shall consist of a mixed blend of colors which may include off-whites, creams, yellows, golds, reds, tans and light browns. Salado limestone that meets the blend of noted colors is recommended.

Exterior paint colors may include golden fleece yellows, tans, greys, and greens. Exterior color selections based on authoritative Old World European color palettes shall be presented to the VSC for approval.

- B. Trim.** Trim material, style and color shall simulate Old World European design. Trim material will be wood or Hardi-Board. Trim shall be stained or painted in colors which complement the exterior wall colors.

- C. Roofs.** All roofs shall be slate, concrete tile, architectural composition shingles or an approved material type in the darker color range such as charcoal, black, slate grey, grey green, dark green, dark red or brown (see Section 2.11 below).

- D. Exterior Doors.** Exterior front doors on homes shall be wood, approved architectural metal, or comparable synthetic material with a simulated wood grain pattern. Designs may vary. All wood must be stained. All exterior colors must be approved by the VSC.

- E. Garage Doors.** Garage doors may be wood, metal, bronze, or copper. An applied wood veneer is preferred, stained to match the front door as closely as possible. Metal doors painted to match the home exterior color or trim color are also acceptable. Garage door designs shall be submitted for review and approval by the VSC.

- E. Surfaces.** No bright unfinished surfaces shall be allowed. Brushed metal accents and copper accents shall be allowed provided the metal accent material weathers to a dull flat appearance. All metallic surfaces such as roof vents, fireplace flues, and gutters shall be coated or painted a dark color or match the roofing material color or be of a material that weathers to a dull flat appearance.

Section 2.10 Exterior Construction

- A. Exterior Walls.** The exterior walls of a building are obviously an important part of its overall visual impact and should be carefully considered for effect on proportions, continuity, and illumination. The connection from the walls to the foundation should be treated so the transition from one material to the next is smooth.

Exterior front or street facing walls of structures shall be covered by not less than 100 percent natural limestone or mix of limestone and brick. The adjoining side walls shall be covered by not less than 75 percent natural limestone or mix of limestone and brick, with the balance of the walls finished

with, stucco, Hardi-Board and/or an approved equal cement-based material (see Section 2.9.A above).

In keeping with the Old World European Design style, mortar joints using the German Smear technique for stone and brick is the preferable mortar joint style for all exterior construction. Proposed alternative mortar joint styles will require approval of the VSC.

Section 2.11 Roof

The form of the roof and the materials used on it create a significant part of the visual impact of a building and will be carefully reviewed by the VSC. Gable, hip and gambrel roofs will generally be accepted. Dormers with gable or shed roofs will generally be accepted. Metal roofs and A-Frame style roofs will not be accepted. However, these roofs and any other unique forms proposed by the owner will be reviewed on their merits on a case-by-case basis. All roofs shall be a minimum 10 in 12 pitch, with 11 in 12 to 12 in 12 being preferable. Roof construction shall be in accordance with the most recent adopted International Code Council's International Residential Code and International Building Code for design and loads.

Roofing materials to be used for replacement of an existing roof shall be submitted to the VSC for approval. (see Section 2.9 above)

All extensions from the roof, such as chimney, flues and skylights, should complement other elements of the design.

Section 2.12 Chimneys

Chimneys are a desirable feature often found in Old World European Designs. Chimneys shall be finished in natural limestone to match the exterior walls of the structure. Hardi-Board or alternative materials will not be allowed. Fireplace and stove pipe flues shall be enclosed as described.

Section 2.13 Patios, Decks & Walks

Outdoor living areas connected to, and coordinated with, the main residential structure is encouraged. Privacy walls should use materials that are the same as the materials used in the Single-Family Detached Home and should be the same color as the particular building to which they are appurtenant. Walks extending from the outdoor living space to the remainder of the lot and/or to the other common walks are often desirable. These should be aligned to fit easily with the existing terrain and vegetation, and should be built of stable, subdued materials appropriate to the expected use.

Section 2.14 Landscaping

- A. General.** Trees and shrubs are recommended to be appropriate for the local climate, suitable for the soil conditions and deer resistant.
- B. Front Yard Landscape Requirements:** The front yard shall be planted in a hardy grass with 100 percent coverage. A minimum of 2 trees of not less than 4 feet in height shall be planted in the front yard. A minimum of 5 shrubs shall be planted in the front yard. Tree and shrub species must be approved by the VSC.
- C. Back Yard Landscape Requirements:** The back yard shall be planted in a hardy grass with 100 percent coverage. A minimum of 3 trees of not less than 4 feet in height shall be planted in the back yard. A minimum of 5 shrubs shall be planted in the back yard.
- D. Side Yard Requirements:** The side yards shall be planted in a hardy grass with 100 percent coverage.
- E. Irrigation:** An automatic irrigation system is required in the front, rear and side yards. The irrigation system shall be installed and operational before the home is occupied.
- F. Rainwater Collection Systems:** If storage for rainwater collection is to be installed it shall be buried underground. The collection piping shall be designed and routed to minimize its visual impact on the overall appearance of the home in keeping with the Old World European theme. The VSC will review the system for conformity with the visual requirements of the Standards.

Section 2.15 Retaining Walls

Should any retaining walls be constructed on a lot, they should be as low as possible (maximum of 4 feet). If retainage of a slope higher than 4 feet is necessary, retaining walls should be terraced so that no single wall exceeds a maximum height of 4 feet to minimize impact. Materials used should complement the natural surroundings and the architecture of the Single-Family Detached Home using rock boulders, stone, masonry, or other materials compatible with the exterior of the home and approved by the VSC. The use of textures and/or colored concrete will require specific approval.

Section 2.16 Fences & Screening.

All fences and screening, including fence material and or berm, must be approved by the VSC. All fencing shall be 4-feet to 6-feet in height. Fence material shall be wrought iron or powder-coated aluminum or plastic-coated aluminum simulating wrought iron. The metal fencing may be full height or be supported by a low stone wall base. The inclusion of stone columns in the design is encouraged.

Chain link, metal cloth and vinyl fencing are prohibited.

Section 2.17 Driveway & Parking.

All driveways shall be constructed so as not to interfere with any natural drainage or to create any additional erosion to the property. It shall be the sole responsibility of owner to pave driveways using asphalt, concrete pavers or concrete. Access from the street should be as easy as possible without overly emphasizing parking areas or the garage. Parking areas should be located out of major sight lines and partially screened with grading and planting when feasible. Driveways should intersect the road at approximately 90 degrees for maximum visibility for traffic safety.

Section 2.18 Accessory Structures.

If any improvement is to be constructed or installed on a lot, it shall adhere to applicable guidelines for buildings and site planning. It is important that the massing and scale, as well as forms, materials, and other detailing, be well coordinated with the main structure on the site. No storage sheds will be allowed without being totally screened from sight.

Section 2.19 Exterior Lighting.

The following shall apply to exterior lighting on homes in Shepherds Glen. Indirect sources and horizontal cutoff fixtures (hooded fixtures) are desirable to reduce glare and provide general ambient light. Exterior lighting from which the direct source is visible to a neighboring residence shall direct the lighting in such a manner to minimize light pollution or glare visible to a neighboring residence. When exterior lighting is used, soft-white exterior lights are required. Low-level landscape lighting immediately adjacent to the residence may be permitted. All exterior illumination used for buildings, driveways, walks, signs, and general landscape purposes shall be of a sharp cut-off design minimizing impacts on adjacent properties. Lighted columns require specific approval by the VSC.

Section 2.20 Trash Receptacles.

Storage of solid waste receptacles shall be adjacent to the home or garage in a location as inconspicuous as is feasible except as provided below for trash pickup. Except for the day before and on designated trash pick-up days, no trash receptacle shall be left on the street or curb. Rubbish, garbage or other waste shall be kept and disposed of in a sanitary manner. No burning of trash or rubbish shall be permitted.

Section 2.21 Utilities.

Construction of utilities shall be carefully coordinated with existing site conditions so minimal disturbance occurs. All utility trenches and ditches shall be properly compacted. All construction, including storage of excavated and backfill materials, shall respect all boundaries of areas to be preserved. Easements are described in the Shepherds Glen final plat. All future electric and telephone lines shall be extended underground. Easements for installation and maintenance of utilities, roadways and such other purposes incidental to development of Shepherds Glen, as reserved and shown by notes on the recorded plat of the property, shall be kept open and readily accessible for use, service, and maintenance. No owner shall dam, re-channel, pond, or otherwise hinder the natural flow of any creek or river.

Section 2.22 Construction Housekeeping, Debris & Trash Removal.

Daily clean-up of the construction site is mandatory. Construction trash, waste, disposable food containers, plastic containers, paper, boxes and package wrapping (not intended to be an all-inclusive list) shall be policed daily at

the end of the day by contractors and subcontractors. It is unacceptable to allow any construction trash to litter the site and blow into the surrounding lots.

It is unacceptable to allow wood scraps, stone, masonry and material containers to lay scattered on the site. When a subcontractor's scope of work has been completed, or there will be more than 1 week's delay to complete the particular scope of work, all related construction debris shall be disposed of as noted in this Section.

Contractor shall provide a lined pit or box to collect concrete washout and cleanup for other trades. If a pit is used it shall be lined with a non-permeable lining to prevent infiltration of the sediments, fines and solids into the ground.

All construction trash and debris shall be stored in a commercial container and shall be removed at least weekly from the trash disposal area. Construction shall not begin until a waste container is brought on-site. All soil, mud and debris flowing into a street from the construction site shall be cleaned on a daily basis.

Building materials including stone, brick, block, stored lumber, roof tile, drywall and siding shall be palletized neatly and stored on-site in an inconspicuous manner such as in the garage when feasible. Materials shall not be scattered across the lot. Sand, aggregate and stone shall also be stored neatly in piles. Sand, aggregate and stone shall be protected such that the material does not wash onto adjacent lots.

Owners are required to maintain their lots throughout the construction period. This includes mowing and all other obligations of the Owner in accordance with Covenants, Conditions and Restrictions.

Section 2.23 Chemical Toilets.

Chemical toilets shall be provided by the contractor and placed in an approved location. Construction shall not begin until a chemical toilet is brought on-site. All chemical toilets shall be confined to the street side of the lots, and will be kept as far from the curb as possible. Chemical toilets shall be anchored or otherwise weighted to prevent the toilet from tipping over in the event of strong gusty winds or thunderstorms. Chemical toilets shall be cleaned and pumped on a weekly basis.

Section 2.24 Construction Site Boundary Limits.

The contractor shall provide the VSC with a detailed plan of construction site boundary limits prior to construction. The plan shall include size and location for construction material, storage areas, limits of excavation, access areas, parking, chemical toilet location, temporary structures, dumpster, fire extinguisher, utility trenching, and a construction sign. All construction traffic shall park on-site.

Contractor shall mark the site boundary with lathe or posts sufficient to clearly show the limits of the lot. Construction traffic shall be confined to the lot under construction. It is unacceptable to trespass on adjacent lots. Temporary water and power shall be obtained from the sources allocated for that lot.

Section 2.25 Excavation/Grading.

Excavation, except for utility trenching, shall be on the owner's lot only. All plans should be designed to minimize the extent of grading required. Techniques for doing this include "stepping" building down slopes, providing access across slopes instead of down them and using low retaining walls where necessary. Where grading is necessary, cut and fill slopes should be a maximum of 4 to 1, with steeper slopes permitted (if permitted by soils engineer) when excessive disturbance of ground would otherwise result. All graded slopes should be "rolled" back into existing slopes so that no sharp contrast exists between existing and disturbed slopes.

Excess excavation material shall be removed from the lot and shall not be placed in common areas, roads or other lots, except as approved on a site-specific basis by the VSC.

Contractors are expressly prohibited, during backfill and final grading operations, from spreading excess debris or material over the remainder of the lot without prior approval of the VSC.

All areas that are to be preserved (such as trees, shrubs, rock outcrops) shall be marked and protected throughout the construction period.

Grading around all structures shall be at a minimum 5 percent slope for 10-feet. Grading of all portions of a lot shall ensure that drainage of all runoff is directed to existing or designated drainage areas and/or easements (as indicated on Shepherds Glen final plat) or to the lot line to establish lot line drainage between adjacent lots. ALL GRADING PLANS REQUIRE THE APPROVAL OF THE VSC PRIOR TO ANY GRADING ACTIVITY.

Section 2.26 Drainage.

No owner shall interfere with or redirect the intended flow of any drainage and runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition that will alter the drainage as intended. Disruption to existing drainage shall be kept to a minimum. Where disruption or realignment must occur, reconstruction should occur a naturalized manner allowing water to flow in a non-destructive drainage course. If culverts or structural channels are required, they should blend with the existing environments and drainage.

Section 2.27 Erosion Control.

During site construction and grading, approved techniques for controlling erosion from discharging onto other sites shall be used. Methods include sedimentation basins, filtration materials such as hay bales, silt fence and/or slope stabilization fabrics. Proper re-vegetation shall begin as quickly as possible after soil disturbance. Grading shall be maintained at all times so as to direct irrigation and surface waters away from structures.

Section 2.28 Engineered Septic Systems.

A permit to construct, alter, extend, or operate an On-Site Sewage Facility (OSSF) (septic system) in Shepherds Glen shall be obtained from Bell County. Septic systems shall be engineered in accordance with the current Bell County OSSF permitting requirements per the Texas Commission on Environmental Quality (TCEQ) rules governing planning, design, construction and operation of an OSSF. All Improvements or construction by the lot owner shall take the septic system into consideration during design of the proposed lot improvements. It shall be the owner's responsibility to verify the proposed improvements will comply with OSSF permitting requirements. Any failure or damage to the owner's lot or property within Shepherds Glen and or surrounding properties shall be the owner's responsibility. Any damages or contamination to the environment, such as soil, waterways, and water supplies, due to construction around or improvements to septic systems shall be repaired at the expense of the owner.

Section 2.29 Dust, Noise & Odor Control

Every effort shall be made by the contractor to control dust, noise, and odor emitted from a construction site. The contractor will be responsible for watering or screening dust problem areas as well as controlling noise and offensive odors from the lot.

Section 2.30 Mail Boxes, Decorative Accessories & Exterior Installations

All exterior accessories, including but not limited to address numbers, hardware, ornamentation, light fixtures, pole lamps, paint, stain, and any other exterior surface must have prior written approval of the VSC and conform to the design intent of these guidelines as well as the Old World European Design Theme.

Section 2.31 Project Completion

Upon start of construction, the project shall proceed in a timely manner. A project that has stopped, with no further progress in a reasonable time shall be subject to the Construction and Use Restrictions Article of the Covenants, Conditions and Restrictions. The Board, at its sole discretion, may make a determination whether the condition of the lot is an annoyance, hazard or detracts from the appearance of the overall Property. The Board may exercise any of the remedies for violations of the Documents as are necessary to address the violation(s).

ARTICLE 3**ARCHITECTURAL REVIEW PROCEDURES****Section 3.1 Architectural Review.**

The process for establishing the VSC and defining the specific duties and powers conferred on it is set forth in the Declaration of Covenants, Conditions & Restrictions. That process is hereby incorporated as part of these Design Guidelines and shall be referred to when appropriate. All construction or installation of improvements to be undertaken in Shepherds Glen, whether new residential construction, subsequent exterior renovations or site construction, such as walks, driveways, drainage improvements, and significant landscaping, is subject to review under these Design Guidelines and the Declaration of Covenants, Conditions & Restrictions. Upon receipt of final plan approval from the VSC, the owner may proceed with construction, **provided** he has obtained all other agency permits required for the project.

Section 3.2 VSC Approval.

To request VSC approval, an owner must make a written application and submit 2 identical sets of plans and specifications known as Construction Documents (C.D.'s). The C.D.'s must show the nature, kind, shape, color, size, materials, and location of the work to be performed. Applications for single family detached homes will require full size drawings with elevations of all sides and shall include adequate detail to convey how the proposed construction meets the requirements of these Design Guidelines. The application must clearly identify any requirements of the Declaration of Covenants, Conditions & Restrictions or these Design Guidelines for which a variance is sought. The VSC will return one set of C.D.'s to the applicant marked with the VSC's response, such as "Approved", "Denied", or "More Information Required" and will retain the other set of C.D.'s together with the application, for the VSC's files. The VSC will issue a letter of approval if the application is approved. Verbal approval by a Director, Officer, member of the VSC, or the Association, or the Association's manager does not constitute VSC approval.

The contractor and/or owner shall maintain one copy of the approved set of VSC approved drawings on-site throughout construction.

Section 3.3 Deemed Approval.

If the VSC fails to respond in writing - negatively, affirmatively, or by requesting more information within 30 days after the VSC's actual receipt of the owner's application, the owner may submit a second request for processing of its original application. If the board fails to respond within 15 days after the board's actual receipt of the owner's second request, the owner's application is deemed approved. The owner may then proceed with the improvement, provided he adheres to the plans and specifications which accompanied his application, and provided he initiates and completes the improvement in a timely manner. In exercising deemed approval, the burden is on the owner to document the board's actual receipt of the owner's initial application and second request.

Signed this 5 day of August, 2022.

Shepherds Glen Village Association,
A Texas non-profit corporation

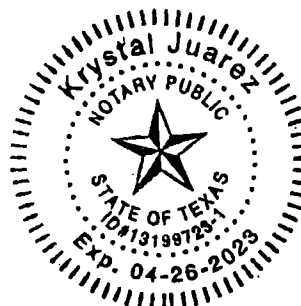
By: Mark W. McGraw
Mark W. McGraw
Board President

STATE OF TEXAS §
 §
COUNTY OF BELL §

This instrument was acknowledged before me on the 5 day of August, 2022, by Mark W. McGraw, President of Shepherds Glen Village Association, a Texas non-profit corporation.

By: Krystal Juarez
Notary Public

AFTER RECORDING RETURN TO:
Shepherds Glen Village Association
P.O. Box 283
Salado, Texas. 76571





**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2022049934

**As
GUIDELINES**

Recorded On: August 05, 2022

Parties: SHEPHERDS GLEN VILLAGE ASSOCIATION

To SHEPHERDS GLEN

Comment:

Billable Pages: 10

Number of Pages: 11

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$41.00

Total Fees: \$47.00

******* DO NOT REMOVE. 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

Instrument Number: 2022049934
Receipt Number: 297455
Recorded Date/Time: 08/05/2022 3:22:55 PM
User / Station: busbyas - BCCCD0735

Record and Return To:

SHEPHERDS GLEN VILLAGE ASSOCIATION
PO BOX 283
SALADO, TX 76571



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk