



ALED O
R I V E R

DESIGN ADDENDUM 3.9.2026 - ADVANCE EDITION



ABOUT THE ADDENDUM

This Addendum is meant to both inspire and inform.

- Its primary purpose is to cast a vision for the landscaping of the open lots in Phase 2 — land that must be intentionally restored to the native Texas character that defines Aledo River.
- It also provides and clarifies standards that apply across both phases.
- Homeowners and builders are encouraged to read this addendum thoroughly, alongside the 2022 Design Guidelines, to understand the vision, the land, and the standard of care expected in this community.

For any questions or concerns, please email design@aledoriver.com or call 817.381-9049

This Addendum is offered by the Architectural Control Committee (the "ACC") pursuant to Section 9.9 of the Declaration of Covenants, Conditions, Restrictions, and Easements of the Aledo River Phase I Subdivision, recorded in the Official Public Records of Parker County, Texas on May 16, 2022, as Document Number 202218790 (the "Declaration"), which authorizes the ACC to amend, modify, or promulgate Design Guidelines from time to time. The Declaration has been amended by the First Amendment, which annexed approximately 34 acres of additional land into the subdivision as Phase 2, Block A, and by the Second and Third Amendments thereto, and together with any supplemental declarations. Owners must submit plans pursuant to the ACC application process, and applicants should confirm with the ACC that they are working with the then-current set of guidelines prior to submittal. Plans and variations from these guidelines require approval of the ACC. In the event of a conflict between the Declaration, as amended, and these guidelines not resolved by the ACC, the Declaration and its amendments shall control.



HOW TO USE THIS ADDENDUM

This addendum supplements the Aledo River Design Guidelines (Updated 5.20.2022) for the Aledo River subdivision.

The Phase 1 Design Guidelines remain in full effect for all lots in both Phase 1 and Phase 2.

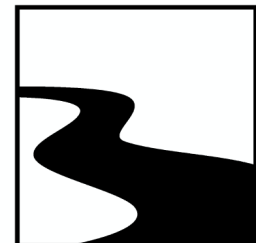
Where this addendum is silent, the Design Guidelines and the Declaration of Covenants, Conditions, Restrictions, and Easements, as amended, control.

Where this addendum states a specific standard for Phase 2, Block A — including but not limited to residence size, setbacks, tree requirements, roofing materials, ground cover, and fencing — that standard supersedes any corresponding figure, requirement, or guideline in the 2022 Design Guidelines for Phase 2, Block A lots. The 2022 Design Guidelines remain in full effect for all matters not specifically addressed by this addendum. In the event of a conflict between this addendum and the Declaration, as amended, not resolved by the ACC, the Declaration and its amendments shall control.

We may unify the addendum and the 2022 Design Guidelines into one document at a later date.

Documents pertaining to the HOA and Deed Restrictions can be found at this link
<https://www.aledoriverhoa.com/documents>

A dropbox folder full of pertinent information for design can be found at this link
<https://bit.ly/ARDesignFolder>





THE PURPOSE

This is an **advance edition** — a living document that will evolve over the months as the first homes in Phase 2 take shape and as we receive feedback from homeowners, builders, and architects.

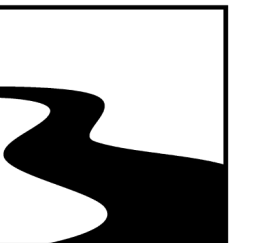
This addendum is here now to give you the philosophy and the vision.

Some of Phase 2 will feel familiar. Lots 21, 22, 23, 30, and 31 carry the same heavily wooded character as Phase 1 — mature trees, natural screening, and the quiet sense of privacy that defines Aledo River. Those lots will follow the 2022 Design Guidelines with supplemental standards where noted.

The remaining lots are something different...

In 2025, we began to move more than ten million cubic feet of earth to raise some of these lots out of the floodplain. This land has not been wooded for a long time — it was open pasture for generations, worked by the Bailey family and the Harris family through the twentieth century, and by the Hood family before them in the nineteenth.

What remains is what has been for over a century: open land — and an extraordinary opportunity.



THE PHILOSOPHY

The home is an artful expression.

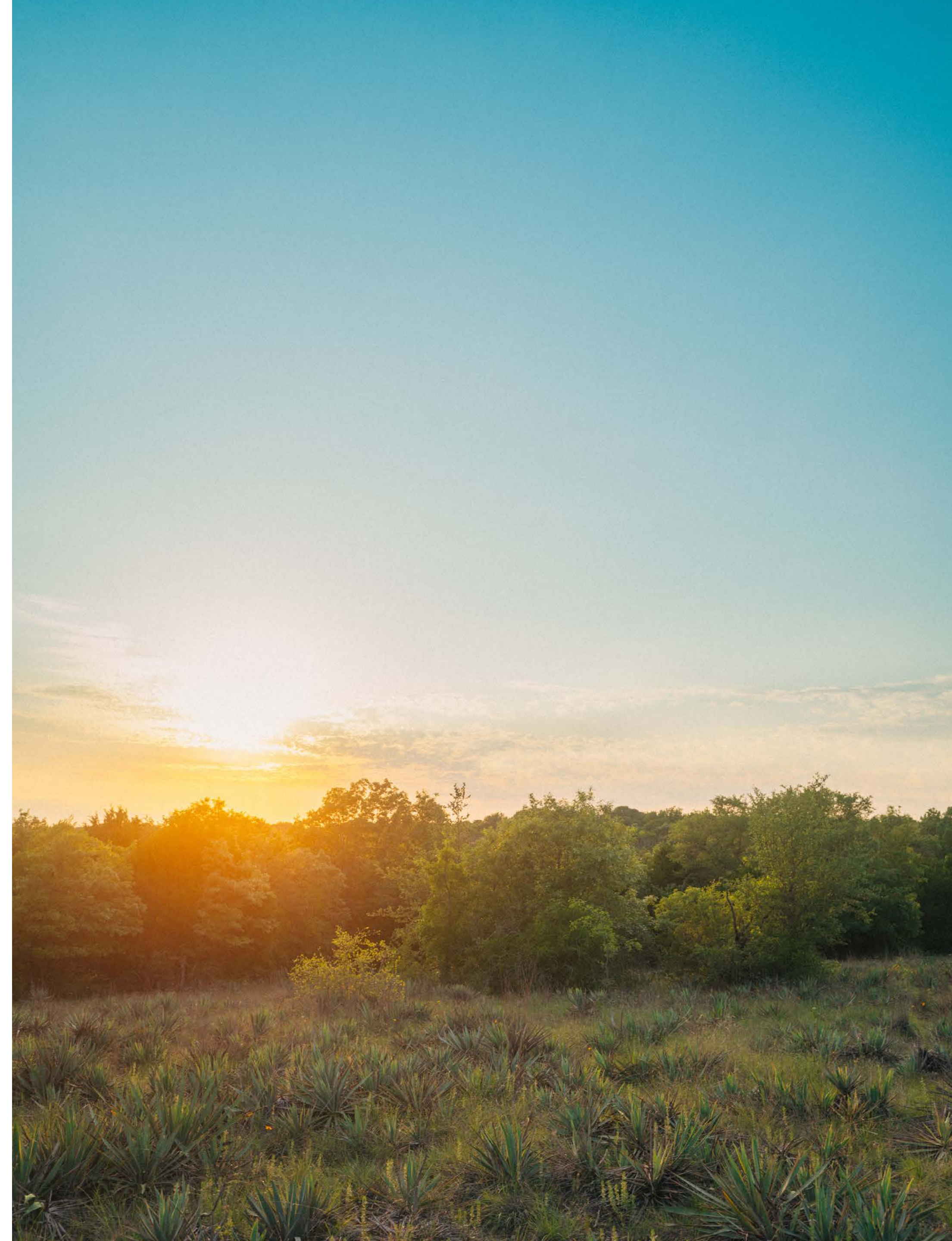
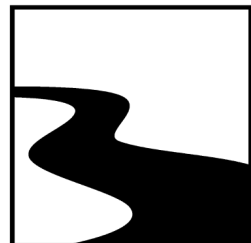
The home tells a story of who the owners are, what they value from the past, and what they hope for in the future. The homes in Aledo River should be described as classic, enduring, and artfully designed.

The home respects the land it is built upon.

Natural beauty. Architectural and landscape designs should compliment the natural surroundings. The homes, structures, yards and fences in Aledo River should blend into the Texas landscape. Aledo River has been and will continue to be carefully designed to maintain the rural character of the land.

The home is a place of peace.

Preservation is a core value. On the wooded lots, preservation easements maintain natural privacy walls between neighbors, and mature oaks are protected so they may be enjoyed for many generations. ***On the open lots of Phase 2, preservation will mean restoration — returning the land to a native Texas landscape that, over time, will carry the same character and quiet beauty that defines the rest of Aledo River.***





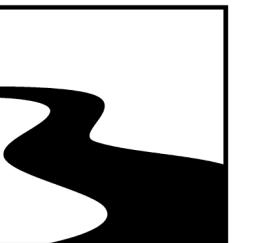
DESIGN KICKOFF MEETING

Before pencil hits paper, we ask that every homeowner — along with their builder and architect — schedule a short kickoff meeting with the ACC. The purpose is simple: align on intent, style, and approach before the design process begins.

Every lot in Aledo River has its own conditions — its topography, its relationship to neighboring homes, its orientation to the road and the land beyond it. The kickoff meeting is where we walk through those conditions together. It is where we discuss the vision for the homestead, flag potential issues early, and set expectations before time and money are spent on plans that may need to change.

The design review process outlined in the 2022 Design Guidelines remains in full effect. The two-submittal process — preliminary at roughly 20% design, followed by a final submittal before construction — has not changed. The kickoff meeting is not a submittal. It is a conversation. It happens before the first submittal, and it makes everything that follows go more smoothly.

To schedule a design kickoff meeting, please reach out to the ACC at design@aledoriver.com or contact Andrew Disney directly at 817.946.1287.



ACC AUTHORITY

Every lot in Aledo River is different — in the qualities of its land and topography, but also in its relationship to the architecture around it. In Phase 1, the homes already in place — along with the mature trees, topography, and preservation easements — set a clear standard that new construction must complement. In Phase 2, much of the land is a blank canvas. As the first homes are built and landscaped, the homes that follow will need to respond to the patterns that emerge.

While these design guidelines should be followed, the priority is cohesion and complementary variety. Your plans will need to respond to the homes and landscapes taking shape around you, and the ACC will evaluate every submission with that in mind. We invite collaboration as we all work toward the same vision: a generational neighborhood with estate lots that will stand for a long, long time.

In both phases, the authority of the Architectural Control Committee (ACC) is the same: all architectural and landscape plans will be approved at the sole discretion of the ACC, consistent with the authority granted under Section 9.5 of the Declaration — which requires that all structures and landscaping be compatible with the subdivision and in harmony with their natural surroundings.

Per the Declaration, the Architectural Control Committee has full right and authority to utilize its sole discretion in approving or disapproving any plans and specifications submitted.

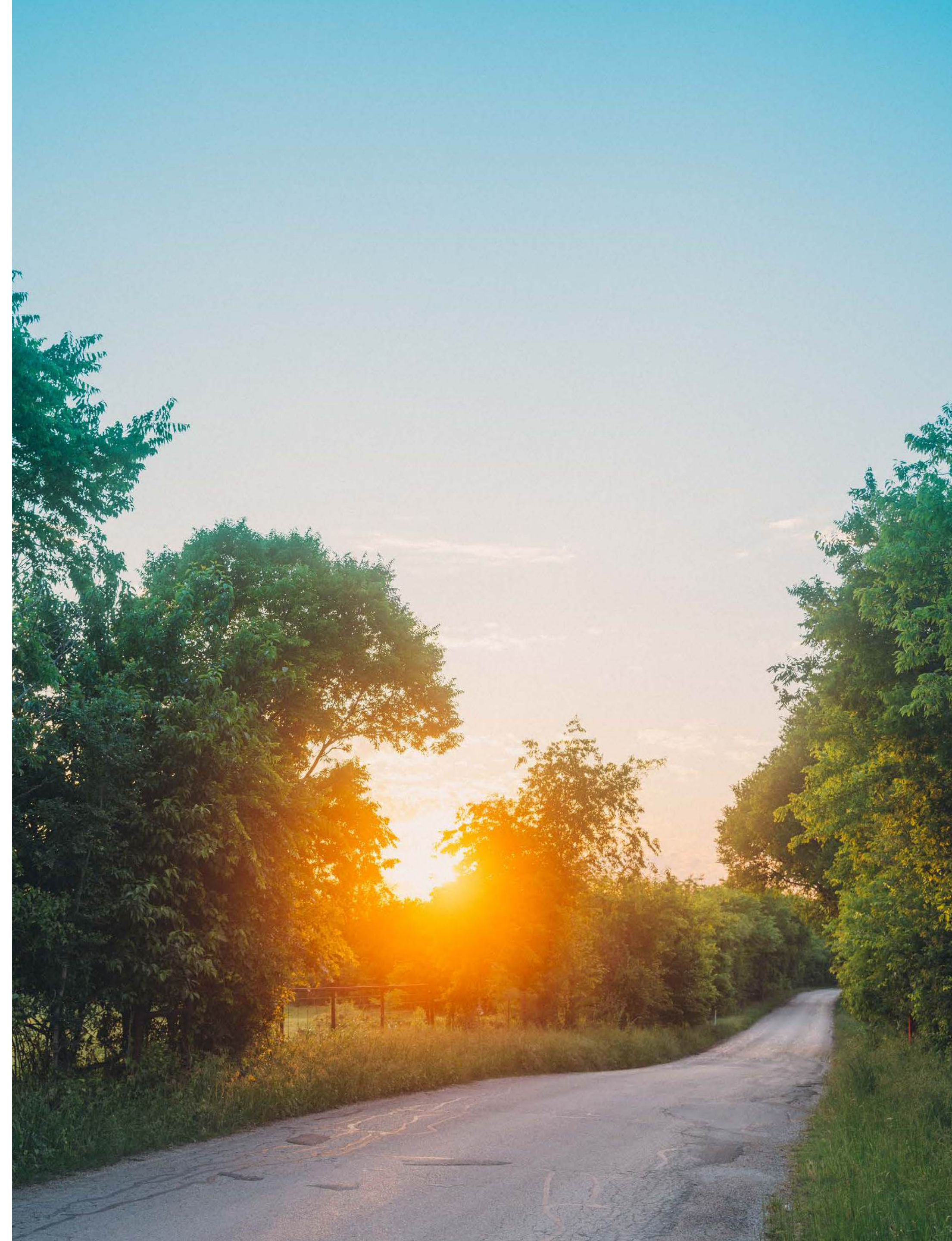
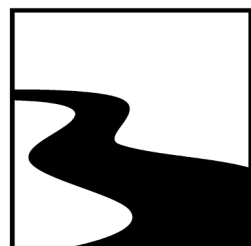


TABLE OF CONTENTS

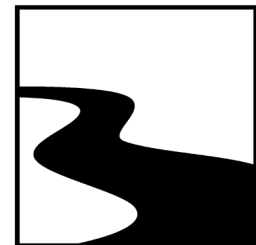
Select Standards Restated for Phases 1 & 2.....9

Site Planning - Updated Phase 2 Standards.....16

Open Lot Landscape Guidelines.....23

Updated Design Review Process.....39

Exhibits.....45



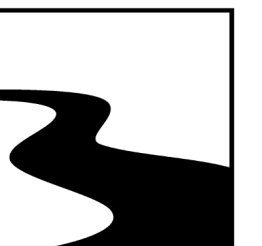


BASELINE GOING FORWARD

FOR PHASES 1 & 2

As Phase 1 has been built out and as Phase 2 begins, it is worth restating certain standards that the ACC intends to continue holding going forward. In some cases, variances have been granted on individual lots in Phase 1 — and those variances were evaluated on their own merits at the time. But a variance granted on one lot does not set a precedent for the next. Under Section 9.5 of the Declaration, prior approvals will not be deemed binding upon the ACC for later requests if the ACC believes that repetition would have an adverse effect on the subdivision.

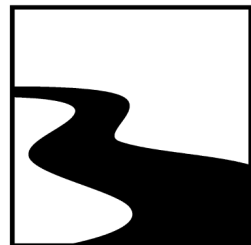
The following standards are what homeowners and builders should expect as the baseline going forward.



ARCHITECTS & DESIGNERS

Per the Declaration (Section 10.49) and the Design Guidelines, all builders, architects, and designers for both structures and landscapes **must be approved by the ACC** prior to commencing any work. If your preferred architect or designer is not on the approved list, please reach out and submit your proposed team to the ACC.

We have compiled a strong list of approved professionals, but the ACC is very willing to approve architects and designers who have a proven track record of work that meets the standard of Aledo River.





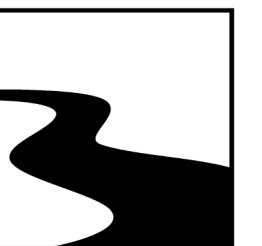
ROOFS

Per the Design Guidelines, roofs must be constructed of slate, concrete, clay tile, tile, or standing-seam metal.

In Phase 1, the ACC has granted variances for designer-grade composite shingle roofs on a case-by-case basis.

We strongly recommend that all homeowners — in both phases — use the approved roofing materials listed above.

In Phase 2, no variances for composite shingle roofs, even designer grade, will be granted.



MONUMENTS & MAILBOXES

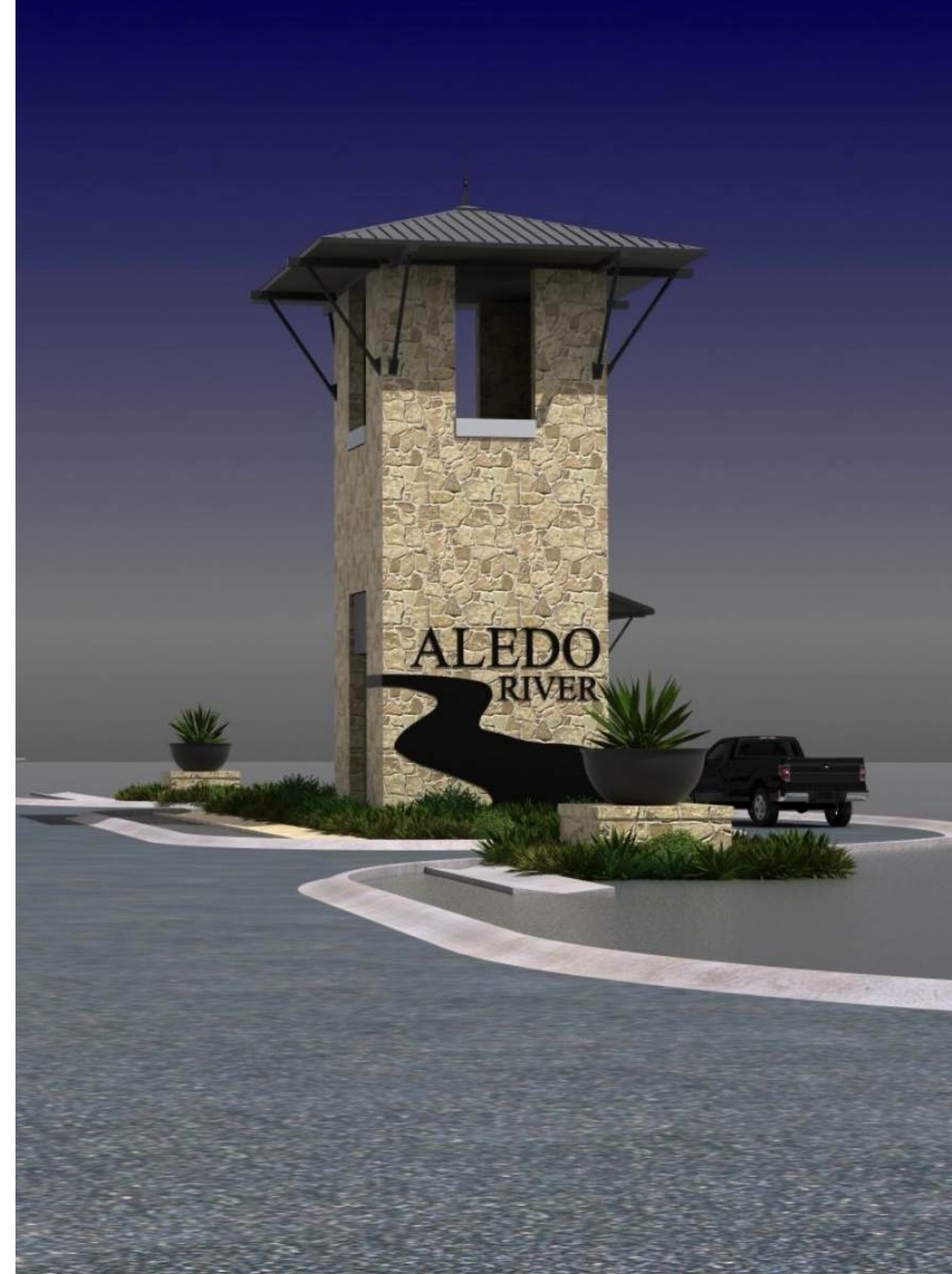
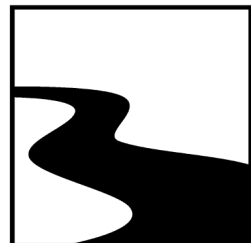
Entrance monuments must be placed an appropriate distance from the street. Monuments and mailboxes adjacent to the street will not be allowed.

Please note, USPS delivers to the community mailbox. Some homeowners have installed mailboxes on their property for third-party parcel deliveries such as Amazon, FedEx, and UPS.

All mailbox and monument placement must be approved by the ACC.

The county has the right to force homeowners to remove any structure placed in a right-of-way.

We are currently designing a community mailbox structure in Phase 2 that will serve the entire development. Current rendering on the right.





HOUSE NUMBERING

Pursuant to the Second Amendment to the Declaration (Section 10.51), reflective house numbering is a recorded covenant requirement for all Phase 2 lots. While the Second Amendment applies to Phase 2 only, the ACC will require this standard for any future construction in Phase 1 as well.

All house numbering must be of reflective material in compliance with applicable law, including but not limited to requirements adopted by the Parker County Commissioner's Court on August 14, 2023.

A 9-1-1 address shall be erected by the owner on his or her driveway so as to be visible and readable from the public road.

Each owner should confirm with Parker County that the numbering is in compliance prior to installation.

We recommend a small vertical monument with your street number near the driveway entrance. Any monument or visible street number shall harmonize with the architecture of the home and the development. We believe something minimalist, elegant, and rustic would fit.

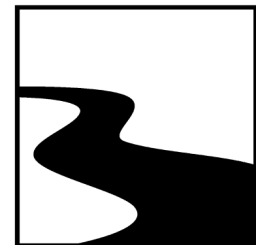


LANDSCAPE PLANS

While detailed landscape plans are not required until the Final Design Submittal, the landscape vision should be part of the conversation from the very beginning.

At the design kickoff meeting, homebuilders should be prepared to explain their overall approach to landscaping and how it will complement the site design. At the preliminary submittal, a landscape concept should be reflected in the site plan.

Full landscape plans — prepared by a certified landscape architect or designer — remain a requirement of the Final Design Submittal.



MASSING AND SIZE

PHILOSOPHY

You are building a home on a large acreage lot. Before thinking vertically, explore how to build the estate out horizontally. The lots in Phase 2 are on average much larger than Phase 1. Massing and site plans should respond to this reality.

Avoid massing that is too bulky, compact, or disproportionate. Instead of creating one massive volume, consider creating many distinct volumes that connect. As you design indoor spaces, consider outdoor spaces as well, such as courtyards, porches, and breezeways.

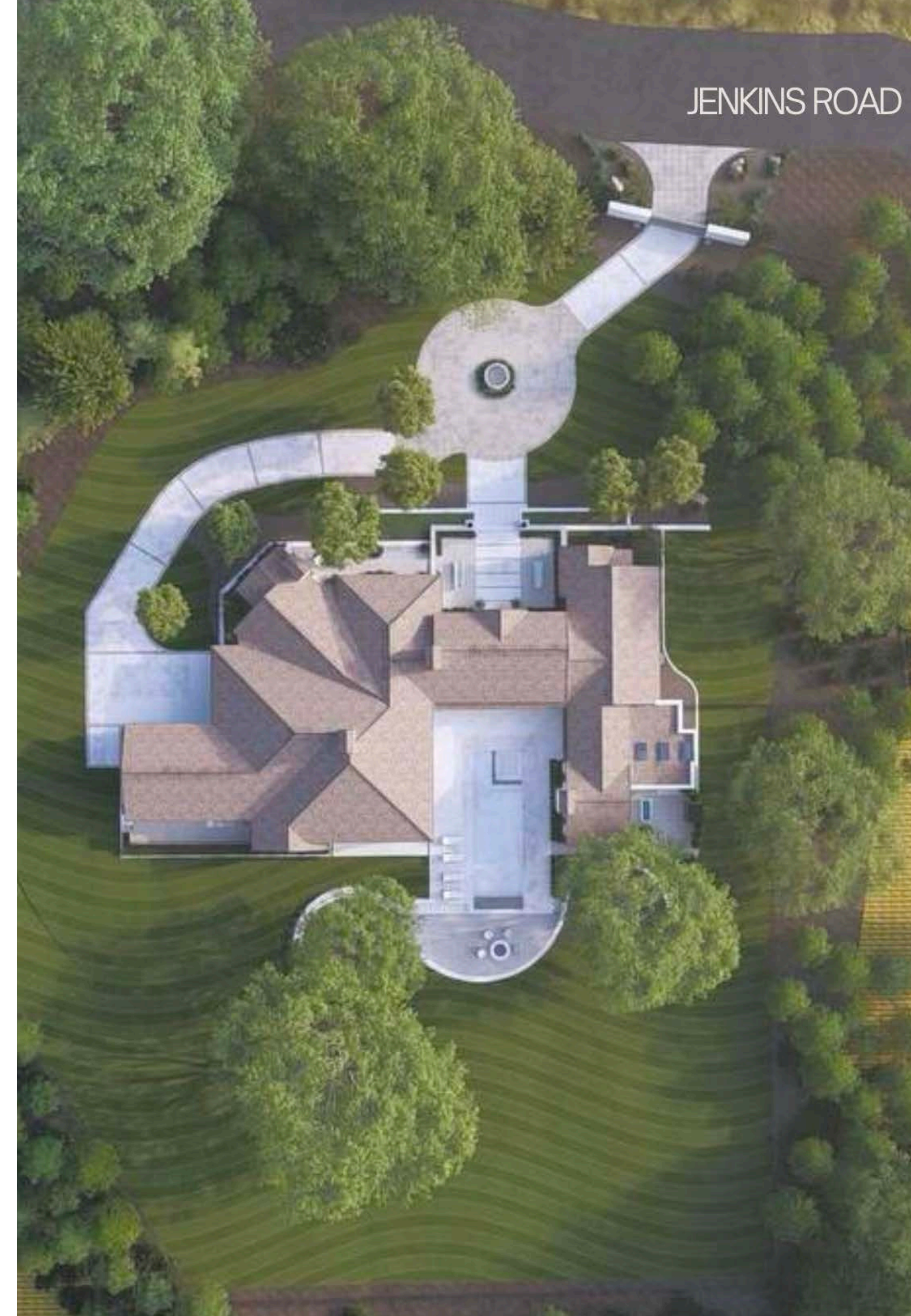
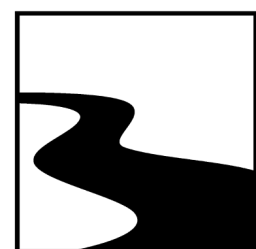
The massing should be appropriate for the architectural style of the home.

Every home should respond to the landscape and harmonize with the natural surroundings. Every lot is different in its shape and topography, therefore every estate must be custom in its approach to massing and site planning.

SIZE REQUIREMENTS

The primary single-family residence in Phase 2, Block A shall contain **a minimum of 3,500 square feet and a maximum of 15,000 square feet of living space**, inclusive of roof-covered porches and garages. Any secondary structure to be used as a temporary residence, pool cabana, or guest quarters shall not be larger than 2,500 square feet. The ACC may approve larger square footage maximums on a case-by-case basis in its sole discretion.

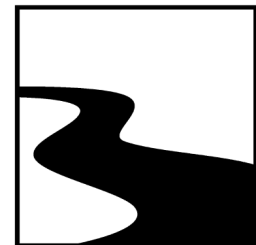
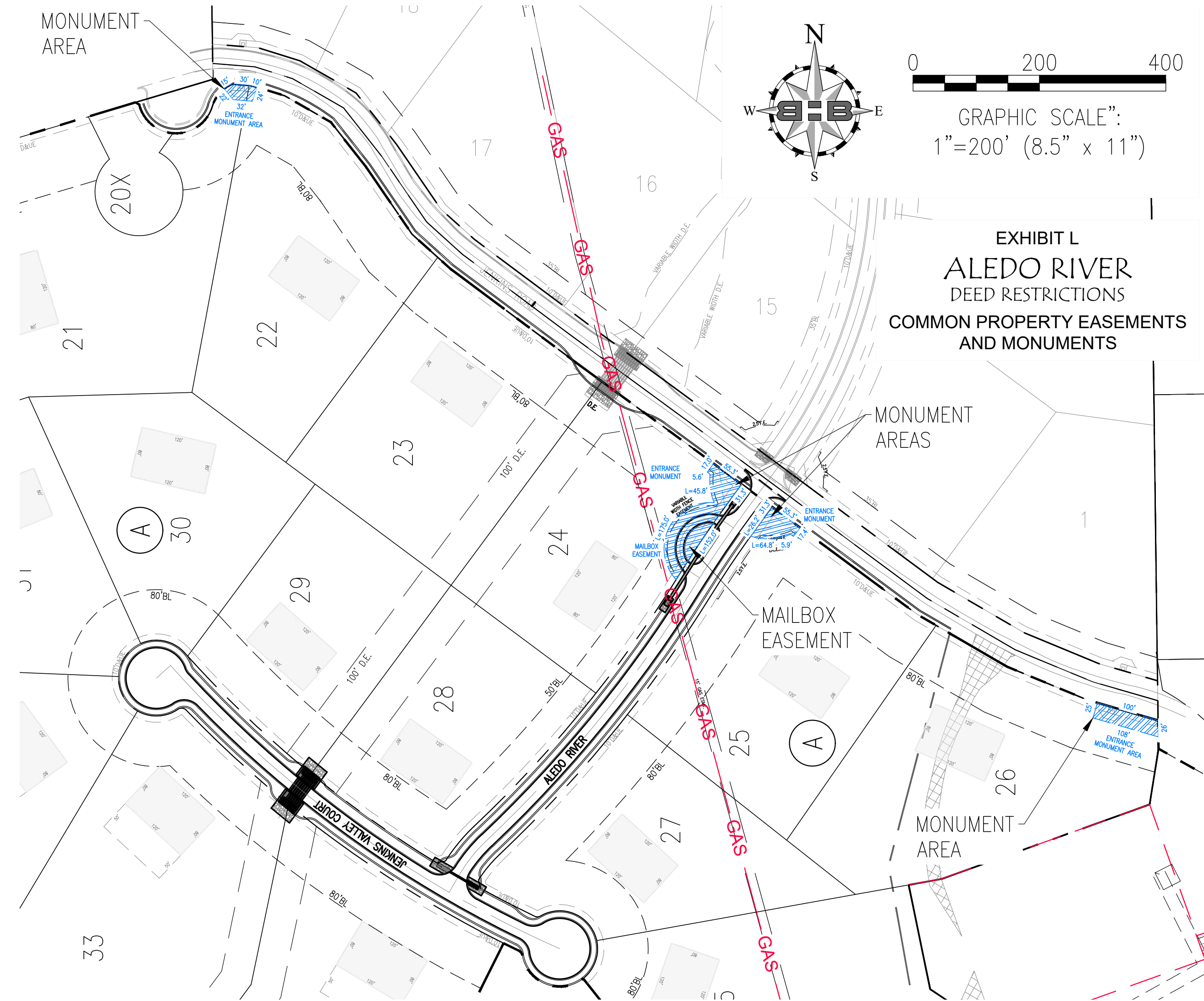
No structure may exceed two and one-half (2.5) standard stories or 35 feet in height. Massing of the home shall contain a minimum of 10'-0" for the first floor and 9'-0" for any second floor.



MONUMENT EASEMENTS

Phase 2, Block A includes entrance monuments and monument areas on Lots 21, 22, 24, 25, and 26, as well as a mailbox easement, as shown in Exhibit L. These are common property for which the Association has an easement for placement, maintenance, beautification, repair, and replacement.

Any fencing, masonry columns, or walls on lots adjacent to the Phase 2 entrance monuments must be compatible with the monument design.



PRESERVATION EASEMENTS

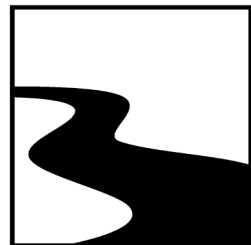
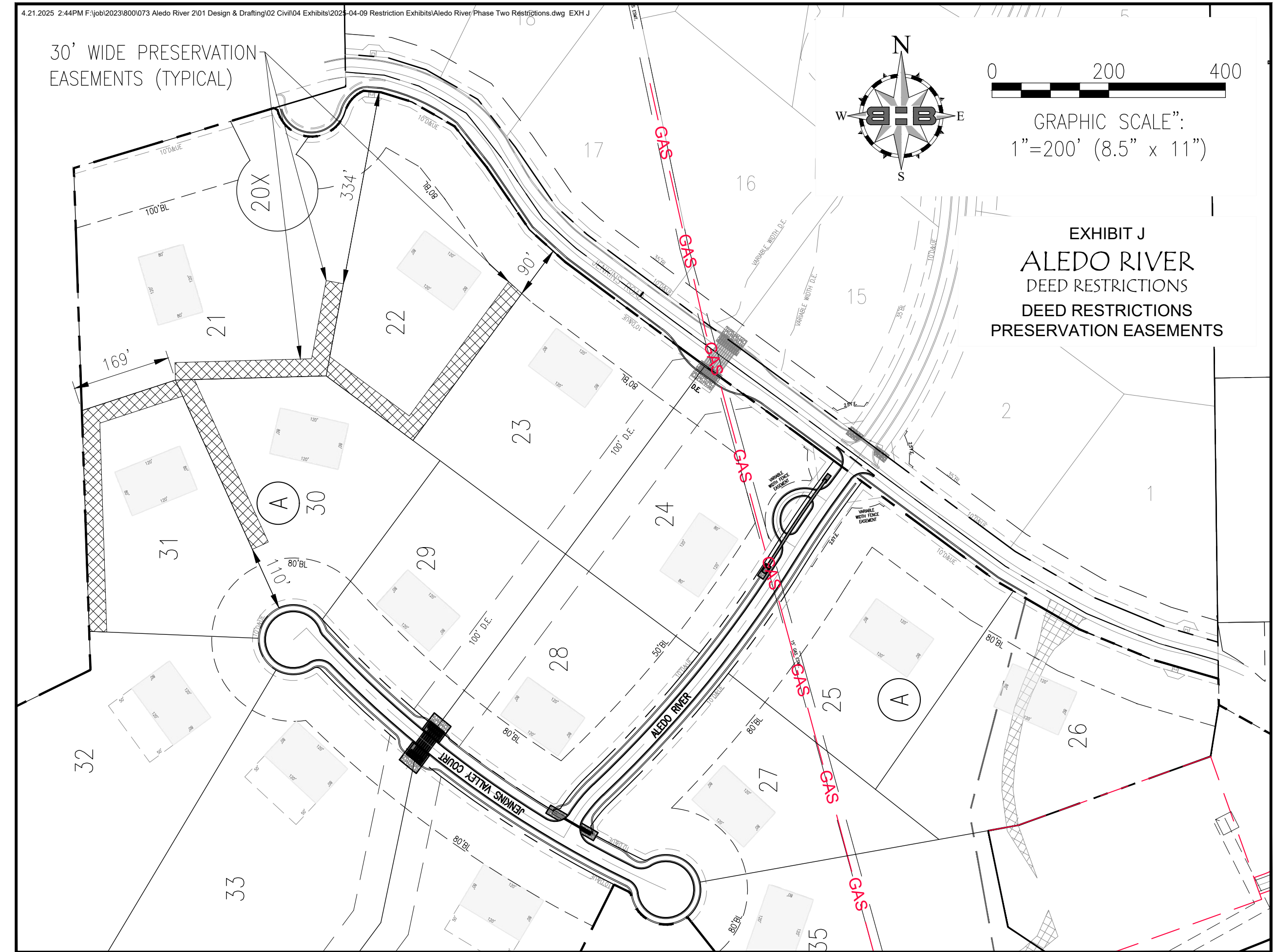
Preservation is a core value.

Preservation easements will maintain natural privacy walls between heavily wooded lots. We desire to preserve as many mature oak trees as possible so they may be enjoyed and admired by the residents of Aledo River for many generations. Aledo River endeavors to respect and preserve the rural Texas character of the land.

Preservation easements must remain native.

In order to maintain as much natural screening as possible, there shall be no clearing of living trees, branches, shrubs, bushes, underbrush, natural growth, etc, within the Preservation Easement on each wooded Lot (Exhibit J), and no Owner shall be permitted to trim, prune, or remove any hedge, tree, or any other planting in said Preservation Easement without the prior express written consent of the Architectural Control Committee. The ACC may grant approval for the removal or trimming of dead, diseased, or hazardous trees that pose a risk to persons or property, and may also grant approval for other activity within the preservation easement in its sole discretion.

Any violation will be strictly enforced as defined by Section 10.8 Natural Screening of the Declaration, as amended by the First Amendment. All homeowners, builders, architects, and engineers are strongly encouraged to read Section 10.8 from the deed restrictions of Aledo River.



WATER WELLS & SEPTIC SYSTEMS

WATER WELLS

All water well drilling and pump installation in Phase 2, Block A shall be performed by individuals licensed with the Texas Department of Licensing and Regulation and shall comply with all governmental requirements, including any necessary permitting from or notice to the Upper Trinity Groundwater Conservation District (UTGCD).

Water well plans, including the location of all facilities, shall be submitted to and approved by the ACC before any onsite preparation, excavation, or installation begins. Pursuant to the Second Amendment (Section 10.52), the Association has the right to restrict the maximum water production capacity from each well as recommended or required by the UTGCD from time to time.

GROUNDWATER NOTICE

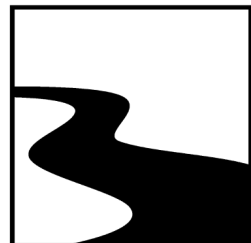
The Upper Trinity Groundwater Conservation District (UTGCD) conducted a groundwater availability review in connection with the development of Phase 2, Block A.

A Notice Regarding Groundwater Availability was recorded in the Official Public Records of Parker County, Texas on June 10, 2025, as Document Number 202515304. Future owners should be aware that the Paluxy aquifer was not tested at this location, and the UTGCD has stated that there is no guarantee regarding the long-term sustainability of a Paluxy well in this area.

SEPTIC SYSTEMS

All on-site sewage facilities and related work in Phase 2, Block A shall be performed by individuals with the necessary licenses required by the Texas Commission on Environmental Quality and shall comply with all governmental requirements. The septic plan, including the location of all facilities, shall be submitted to and approved by the ACC before any onsite preparation, excavation, or installation begins.

No septic system shall be designed to be sprayed directly onto adjoining lots, roadways, paved surfaces, Aledo River mailboxes or entrance monuments.





LANDSCAPING CONTEXT

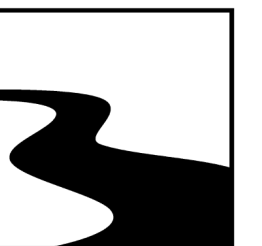
For Lots 24, 25, 26, 27, 28, 29, and portions of Lots 23, 30, and 31

Several lots in Phase 2, Block A were raised out of the floodplain during development. As a result, many of these lots do not have the mature trees, native grasses, or natural vegetation found on the wooded lots of Phase 1.

They are open land — a blank canvas.

This presents both a challenge and an opportunity. The challenge is that the natural screening and rural character that defines Aledo River must be intentionally created rather than preserved. The opportunity is that homeowners on these lots have the rare chance to design an estate landscape from the ground up — to plant trees their grandchildren will sit under, and to shape a native Texas landscape that will define these lots for generations.

The following landscape guidelines apply specifically to the open lots listed above. These guidelines supplement, and in some cases modify, the 2022 Design Guidelines.



ACC APPROACH

The ACC will evaluate every landscape plan on the open lots through one lens first: **does it fulfill the vision?**

Does it honor the land? Does it harmonize with the current and future homes?

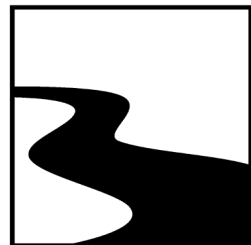
The core values of the Design Guidelines — natural beauty, preservation, and long-term character — are the starting point for every decision.

Questions of revegetation, fencing, tree placement, and ground cover will all be filtered through this lens before anything else.

The first homes submitted will receive the most scrutiny, because they will set the pattern for everything that follows. Unlike Phase 1, where mature trees and preservation easements provide natural screening, the open lots leave landscaping and backyards highly visible. Every choice will be seen.

At the same time, we welcome feedback and seek your collaboration through this process. We understand that homeowners and homebuilders may bring a different perspective on landscape design for open land — and that perspective is valuable. The first homes will set the pattern for the rest of the development, and that will require open and honest partnership with the ACC. The homes that follow will be expected to harmonize and complement.

This landscaping section of this addendum is the most subject to change.





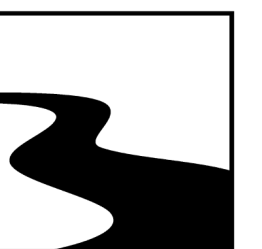
GRASS & GROUND COVER

The landscape approach for open lots is intentionally layered: improved turf around the home and front yard, transitioning to native form beyond.

This approach is deliberate.

While some communities sod entire lots, that approach does not match the visual character of Aledo River, nor does it align with the intention of the Design Guidelines — to preserve and enhance the native landscape. Full-lot sodding also places unnecessary demand on the water table, which is not a responsible use of a shared resource in this area.

Instead, the open lots will be restored using a three-zone system: manicured turf in front and adjacent lawns to the home, a transitional area beyond the turf, and native field grasses across the remainder of the lot.

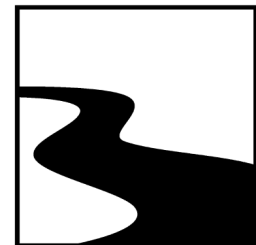


ZONE 1

Improved Turf: The improved turf zone shall be approved sod and irrigated. The sod boundary shall be curvilinear, responding to the site plan and architecture — no rectangular or geometric sod lines unless they correspond directly to fencing, masonry, or an architectural element.

The front lawn is the primary visual face of the property: from the street, the turf shall aesthetically frame the front elevation(s) of the home.

Along with the front lawn, the turf should encompass side yards and backyards adjacent to the home.





ZONE 2

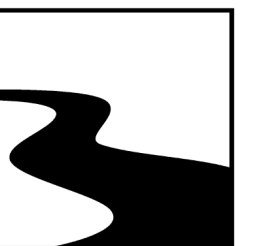
Transition: The transition zone offers two approaches — soft transition or aesthetic contrast.

For a soft transition - an ACC-approved short grass seed mix shall be applied through hydromulching or another ACC-approved method. The size of the transition shall be aesthetically appropriate.

Curlex erosion control blanket shall be placed over seeded areas visible from the street and in front of the home; elsewhere, Curlex is required only in erosion-prone areas, with coconut coir blanket used in swales and high-velocity drainage.

For an aesthetic contrast - landscape and hardscape elements may be used in lieu of a seeded transition — such as tall grasses, decorative rock, mulch beds, fencing, or other similar features.

Irrigation is not required for the transition zone.



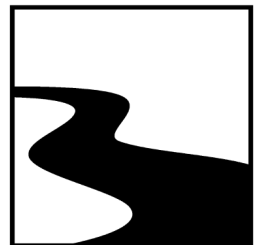
ZONE 3

Native Remainder: The remainder of the lot shall be revegetated to return the land to its native form.

An ACC-approved field and prairie seed mix shall be applied through hydromulching or another ACC-approved method.

Curlex is required over erosion-prone areas. For high-velocity erosion areas such as swales, coconut coir blanket shall be used.

This zone should not be irrigated except for trees or other larger plantings.



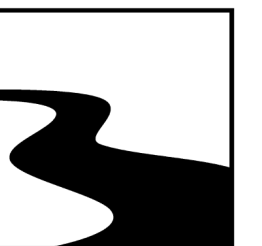
GROUND COVER REQUIREMENTS

FRAMEWORK

The three-zone approach is the framework, but the ACC is open to creative interpretation that fulfills the spirit of the vision. A landscape architect may see opportunities for contrast, layering, or alternative materials — and we welcome that.

ADDITIONAL NOTES

- All turf, seed, and ground cover must be approved by the ACC.
- Reach out to design@aledoriver.com for information on approved sod and seed mixes.
- All revegetation work — including sod installation, hydromulching, and erosion control blanket — must be completed within sixty (60) days of completion of the home, weather permitting.
- The ACC may require additional Curlex coverage in areas of high visibility.
- Failure to comply is subject to enforcement under the Declaration and the Association's recorded Enforcement Policy (Document No. 202505977).
- Any areas that fail to establish or that erode after installation must be revegetated within thirty (30) days of ACC identification using the same methods and standards outlined in the three-zone approach.
- As detailed above, all areas in front of the home must have either sod or Curlex — no exposed soil shall be visible from the street.
- Native grasses require one to two full growing seasons to fully establish. During this period, weed growth is normal and expected as part of the establishment process.
- Homeowners are responsible for mowing and maintaining seeded areas as needed to support establishment.
- If a homeowner wishes to irrigate more than one (1) acre of their lot, ACC approval is required.
- Non-native, invasive grasses are prohibited.
- Refer to the 2022 Design Guidelines and the Declaration for all landscape maintenance requirements.





TREES

Philosophy — On the wooded lots of Phase 1, the goal was preservation — protecting the mature oaks and native trees already on the land. On the open lots of Phase 2, the goal is restoration.

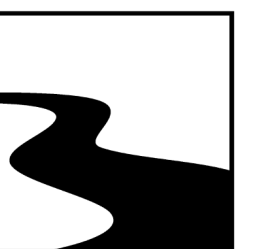
Homeowners are planting the next generation of trees for Aledo River. Every open lot shall include a comprehensive tree planting plan designed with a multi-decade vision. The trees planted today will define the character of these lots for generations.

The following guidelines establish minimums — but we are looking to our lot owners, homebuilders, and architects to bring the vision. You know your land, your home, and your family's lifestyle better than anyone. We've set a floor, not a ceiling. We encourage you to exceed these standards and to design a landscape that reflects the long-term character you want your homestead to carry.

In our view, tree guidelines like these can too often become overly prescriptive, leading to extreme symmetry and evenly spaced plantings that feel forced rather than natural. The right approach is to respond to the land and the architecture. Sometimes it's better for trees to be grouped in natural clusters rather than marched out in rows. A good landscape architect will bring that vision — we trust you to work with one who does.

That being said, the ACC has final approval over all tree planting plans, regardless of the suggest minimums. Tree plans should respond to and harmonize with the homes and landscapes nearby. As Phase 2 is built out, patterns will emerge, and new tree and landscape plans will be expected to respond accordingly.

Some lots may require more or fewer trees depending on site conditions.



MINIMUM TREE REQUIREMENTS

FRAMEWORK

Each open interior lot shall include a minimum of twenty (20) trees. Corner lots shall include a minimum of twenty-six (26) trees. Tree minimums may be adjusted by the ACC for lots with existing trees, such as Lots 24 and 26. The ACC is open to varied ratios. Some homeowners may want to prioritize evergreen screening in their plan. *We are setting a floor, not a ceiling.*

Trees shall be distributed as follows:

Front Canopy Trees (Street-Facing)

- A minimum of one (1) large canopy tree shall be planted for every forty-five (45) feet of street-facing frontage.
- Cul-de-sac lots with less than one hundred (100) feet of street frontage shall include a minimum of two (2) front canopy trees.
- These trees do not need to be evenly spaced or planted in a single row. Given the depth of the front setback, trees may be placed at varying depths to complement the layout and architecture of the home — grouped, staggered, or clustered.
- At least fifty percent (50%) of front canopy trees shall be a minimum of five inches (5") in caliper at time of planting. The remainder shall be a minimum of three inches (3") in caliper.
- Corner lots shall meet this requirement on both street-facing frontages.
- These trees will create the tree-lined estate character of the neighborhood as they mature.

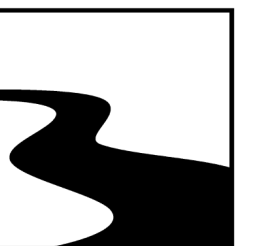
- Recommended species: Cedar Elm, Live Oak, Shumard Oak, Bur Oak, Texas Red Oak, Mexican White Oak, and Chinkapin Oak.

Interior and Rear Canopy Trees

- A minimum of six (6) additional large canopy trees shall be planted throughout the interior and rear portions of the lot.
- These trees shall be a minimum of three inches (3") in caliper at time of planting.
- Recommended species: Cedar Elm, Live Oak, Shumard Oak, Bur Oak, Texas Red Oak, Mexican White Oak, Chinkapin Oak, and Pecan.

Ornamental, Understory, and Screening Trees

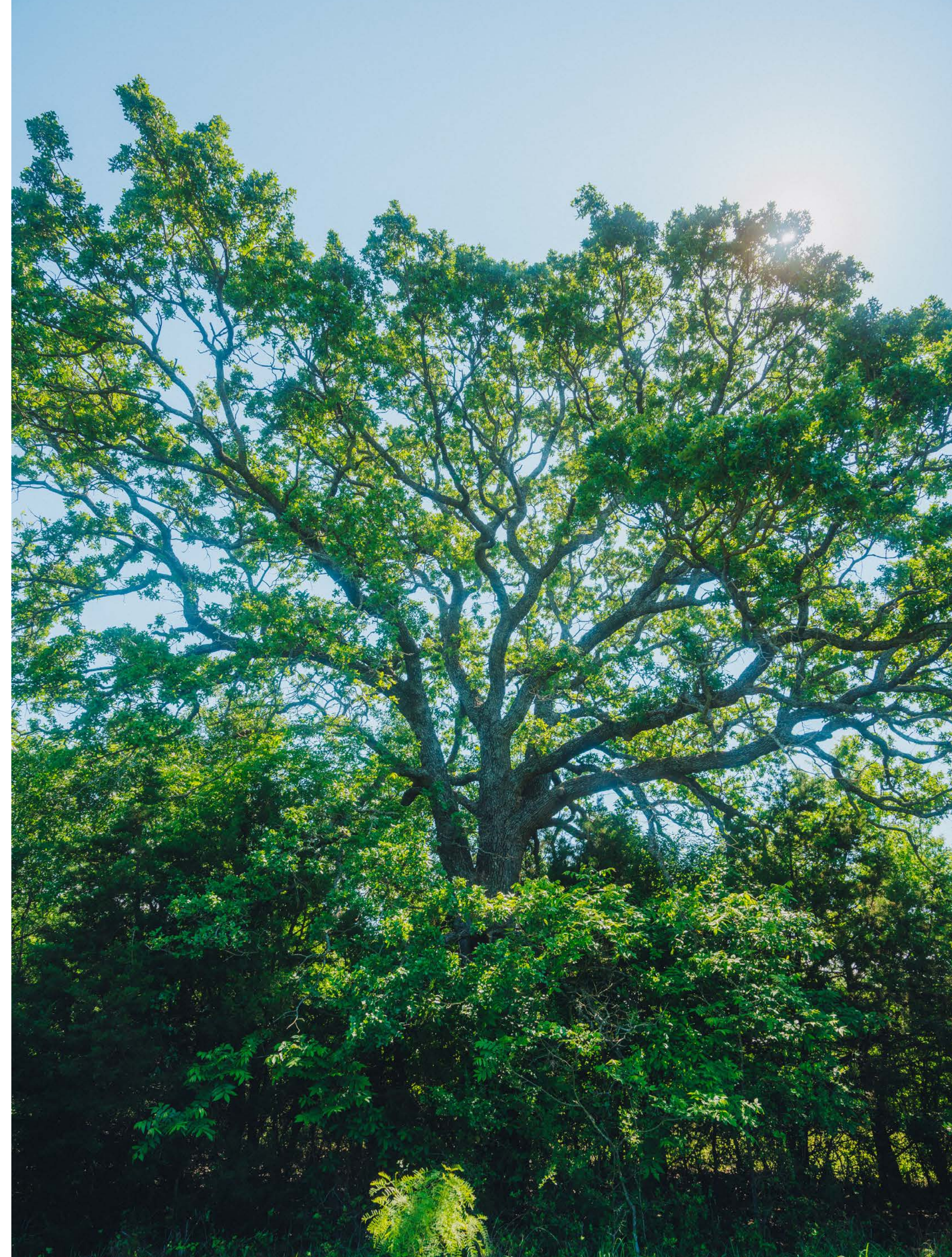
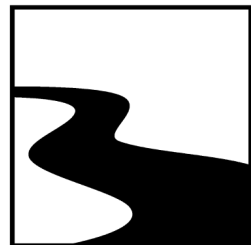
- The remaining trees shall be ornamental, understory, or evergreen screening trees.
- These may be placed in areas adjacent to the home, along walkways, in courtyards, within landscape beds, along side or rear boundaries, near utilities or equipment, or wherever screening or visual interest is needed.
- Recommended ornamental species: Texas Redbud, Mexican Redbud, Mexican Plum, Nellie R. Stevens, Eve's Necklace, Crape Myrtle, Mexican Buckeye, and Roughleaf Dogwood. Recommended screening species: Eastern Red Cedar, Juniper, Yaupon Holly, and Possumhaw Holly.



TREE PLACEMENT

Tree placement should be thoughtful and intentional.

- Canopy trees should be spaced to allow for mature canopy spread (typically 40–60 feet for oaks and elms).
- Canopy trees, such as elms and oaks, may be planted within or along the slope of the drainage easements.
- No trees should be planted in the valley of the drainage easements.
- Trees along property boundaries should be placed to create natural screening between lots over time.
- The tree planting plan shall be prepared by a licensed landscape architect and submitted as part of the landscape plan for ACC review.





DRAINAGE EASEMENT

Phase 2, Block A includes a low-profile drainage easement approximately 775 feet long and 100 feet wide that runs through the heart of the development.

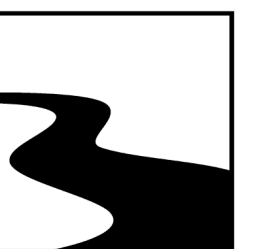
This easement carries water only during rain events — most of the year it will be dry.

The developer is currently contemplating a landscape plan to plant canopy trees along portions of the easement slopes in locations that will not disrupt drainage flow. The vision would be that over the next few decades, these trees mature and create a visually compelling tree canopy over the easement. The plan is currently being studied.

As of March 2026, the developer has seeded and blanketed the drainage easement with erosion control. It will take a few seasons for the native grasses to fully establish.

No fencing of any kind may be placed within the drainage easement.

The HOA currently mows and maintains rights-of-way, monument areas, and the accessible areas of the variable drainage easement in Phase 1. It is contemplated that the HOA will mow and maintain the Phase 2, Block A drainage easement as well, since it will be a highly visible feature of the development.



FENCING

Philosophy — On the open lots of Phase 2, there are no mature tree lines or preservation easements to provide natural screening between properties.

Fencing serves a practical role in defining boundaries and creating private outdoor space. However, fencing on open land is highly visible, and its design must be consistent across the open lots to maintain the cohesive estate character of Aledo River. Fencing along property lines on two-to-four acre lots is costly, and any fencing should be complemented by landscaping — fence alone is not enough.

Currently, the ACC's preference is that fencing enclose the immediate backyard and outdoor living area adjacent to the home, as is common in Phase 1. Beyond that, the ACC would rather see homeowners invest in their landscape than their fence line.

Trees, native grasses, and thoughtful planting will do more for the long-term character of these lots than wrought iron at the property edge.

All fence design and plans are subject to ACC approval.

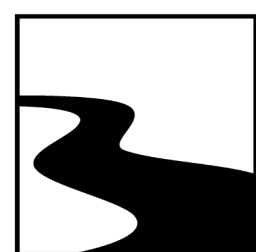
FENCING APPROACH

Approach: The ACC is evaluating two fencing approaches for the open lots in Phase 2. Both are offered here for review. At this time, the ACC favors Option A. However, the ACC may determine that both approaches are appropriate.

In the coming weeks and months of 2026, more guidance will be offered as we receive collaborative feedback from stakeholders in the community.

Option A: Backyard Enclosure Only — Fencing shall enclose the rear yard and immediate outdoor living area adjacent to the home. The remainder of the lot boundaries shall remain open and unfenced. Homeowners and homebuilders should prioritize their landscape budgets on replanting more trees instead of installing more fence. A mix of masonry walls and fencing may be appropriate.

Option B: Property Line Fencing — The entire rear property boundary shall be fenced. Side boundaries that are not adjacent to a right-of-way shall be fenced from the rear property line forward to the plane of the home. No fencing is permitted forward of the front face of the home unless approved by the ACC.



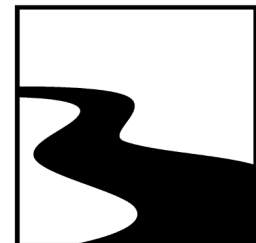
STREET ADJACENT FENCING

Street-Adjacent Fencing — On lots with street-adjacent boundaries, the street-facing fence requirements from the 2022 Design Guidelines apply. However, any fencing along a street-facing boundary in front of the home must be approved by the ACC.

At this time, the ACC is open to allowing fencing in front of homes on lots over five (5) acres, or homes on heavily treed lots that are placed far back from the road.

Currently, we do not believe the open lots should fence in front of their home.

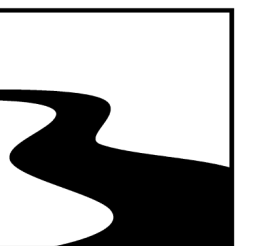
If the ACC approves fencing in front of the face of the home, entrance masonry columns will be mandatory. Refer to 2022 the Design Guidelines for entrance and driveway column requirements.





LANDSCAPE BEDS

- All landscape plans should include landscape bed and ornamentals that appropriately compliment the site plan and home.
- Landscape plans for all lots shall be prepared by an approved landscape architect or designer and submitted to the ACC as part of the Final Design Submittal.
- Landscape design shall be appropriate for the architectural style of the home and consistent with the quality and character of Aledo River.
- Plant materials shall consist primarily of native and adapted species from the Aledo River Plant Materials Lis in the 2022 Design Guidelines.
- Landscape beds adjacent to the home, along walkways, and at the driveway entrance shall be fully designed, planted, maintained and irrigated if necessary.
- The prohibited plants list from the 2022 Design Guidelines applies in full.
- All irrigation plans must be sealed by a Texas Licensed Irrigator.



DESIGN GUIDELINES - STILL IN EFFECT

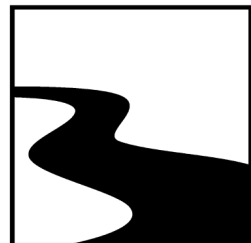
This addendum does not replace the 2022 Design Guidelines. The following topics are addressed in detail in the 2022 Design Guidelines and apply in full to all Phase 2 lots.

Homeowners, builders, and architects should refer to the 2022 Design Guidelines for complete standards on these items:

- architectural styles and design philosophy
- masonry requirements including stone, brick, and stucco standards,
- exterior colors,
- roofing details, slopes, and notes beyond the material requirements restated in this addendum,
- accessory elements including towers, dormers, chimneys, and vertical entrances,
- home elements including porches, shutters, and openings, windows and doors,
- secondary structures, garages, height restrictions,
- driveways and entrance design including masonry column requirements,
- outdoor lighting including Dark Sky standards and color temperature requirements,
- grading, drainage, and erosion control,
- retaining walls,

- pools and pool equipment screening,
- meters, air conditioning compressors, and equipment screening,
- turf standards for non-open lots,
- prohibited plants,
- irrigation system requirements,
- rainwater collection,
- construction management and site conduct

This list is not exhaustive. Where this addendum is silent, the 2022 Design Guidelines and the Declaration and its amendments control.



UPDATED
DESIGN REVIEW PROCESS



SUBMITTAL PROCESS

Before any submittals, homeowners and their builder and architect should complete a **design kickoff meeting** with the ACC. This meeting is where the vision, style, and approach for the homestead are discussed and where expectations are aligned before the design process begins. To schedule a kickoff meeting, contact the ACC at design@aledoriver.com or Andrew Disney directly at 817.946.1287.1

Pans for all proposed site improvements shall be submitted to the ACC for review. The ACC will endeavor to review and respond to all submittals within 10 days, but no more than 21 days after submission. You may contact the ACC by emailing design@aledoriver.com or calling 817.381-9049

No grading nor any site work or clearing of any kind is to be started until all plans for the Lot including plans for drainage and any other Structures have been approved by the ACC. Approval of each submittal will be provided in writing.

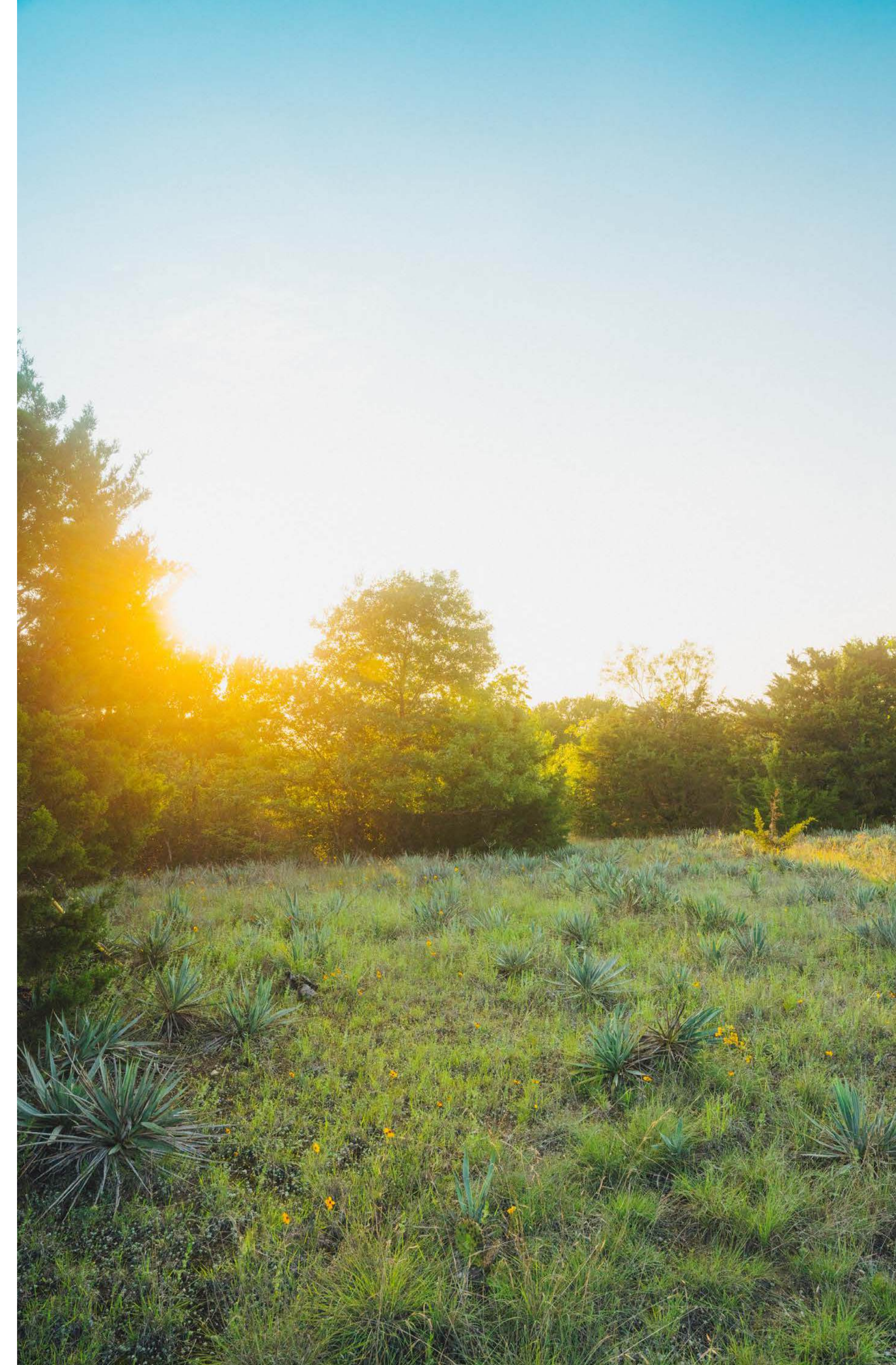
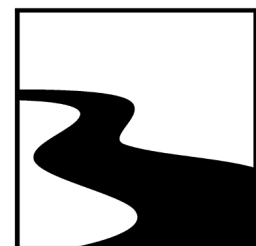
Digital copies for are required each submittal. Submittals should be made as one (1) multi-page PDF file. In addition to the digital submittal, hard copy submittals may be requested by the ACC.

Submittal One - Preliminary Submittal

The first submittal will be reviewed early in the design process, typically at the 20% design stage. Review will confirm that schematic designs are consistent with the Aledo River Design Guidelines, in effort to avoid or correct any item(s) that may require redesign.

Submittal Two - Final Design Submittal

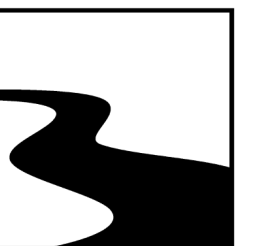
The second submittal is the final review in the design process which occurs before any construction can begin. Review will confirm that the final design is consistent with the Aledo River Design Guidelines.



PRELIMINARY SUBMITTAL

PRELIMINARY CHECKLIST

- Electronic set of plans
- Owner's current address, contact information, and Aledo River Lot number
- **Site Plan** (min. scale 1" = 20'-0")
 - Existing topography and proposed grading and drainage (1' contour interval)
 - Proposed house pad, water well site, on-site sewage facilities
 - Proposed driveway entrance and layout
 - Conceptual Landscape Plan
 - Existing significant trees (12" diameter at breast height or larger) if any. The plan should specifically denote which significant trees the builder plans to remove and which ones will remain.
 - Building footprint(s) with finished floor grades, proposed driveway, turnarounds, fences, walls, patio, decks, porches, pool location (if any), landscape beds, utility meters and any other site amenities.
 - Easements and setbacks, both platted and outlined by the CCRs.
- **Plans - Schematic Floor and Roof** (min. 1/8" = 1'-0")
 - All floor plan layouts of the first and second floors, including any proposed attics, basements and accessory structures
 - Gross building square footage and roof area square footage
 - Roof plan with notations indicating roof slope(s) and materials
- **Elevation Schematic** (min. scale 1/8" = 1'-0")
 - Architectural elevations of all four sides of the proposed structure(s)
 - Maximum height dimension of each façade
 - Existing and finish grades
 - Notation of exterior materials
- **Variance Request List**
 - List of variance requests for the ACC to review
 - Include description of the variance.
 - Optionally include a narrative that explains why the variance is desired.

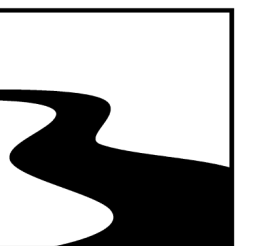


FINAL SUBMITTAL

No grading nor any site work or clearing of any kind is to be started until all plans for the Lot including plans for drainage and any other Structures has been approved by the ACC.

FINAL CHECKLIST

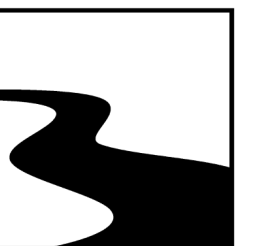
- **Approved Preliminary Design Review** - One (1) Digital PDF Copy (11" x 17") of the Approved Preliminary Design Review submission; to include comments, suggested corrections, additional variance requests
- **Submitted Drawings**
 - Architectural Plans shall be designed and sealed by a Currently Registered Architect with the Texas Board of Architectural Examiners.
 - Include an Electronic Set
- **Site Plan** (minimum scale 1" = 20'-0")
 - Legal description of Lot number, street address and lot size
 - Dimensioned property lines, slopes, easements and building setbacks.
 - Existing topography with proposed grading and drainage (1' contour interval).
 - Proposed grading and drainage to be professionally done and engineered. Must show drainage flow patterns.
 - All retaining walls over 48" on Site Plans must be designed and sealed by a currently registered Civil Engineer.
 - The builder must notify the ACC of any significant trees expected to be removed (12" diameter at breast height tree or larger).
 - Building footprint(s) with finished floor elevations.
- Driveway, parking areas and turnarounds with surface materials noted.
- Fence Design - fences, walls, masonry columns to include height and materials selection
- Water wells and on-site sewage facilities
- Site amenities; patios, decks, pool/spa, recreational facilities, etc. to include height and materials selection.
- Indicate location of all mechanical, electrical, satellite, pool/spa equipment and utility meters. If final location changes, an amendment should be submitted showing the location and screening.
- **Floor Plans** (min. scale 1/4" = 1'-0")
 - All rooms noted with dimensions, door/window locations and sizes.
 - Exterior lighting fixtures, fireplaces and kitchen appliances.
 - Floor plans of all accessory buildings.
 - Total square footage for all living space including garages and covered porches.
 - Square footage of all accessory buildings, patios, decks and porches.
- **Roof Plans** (min. scale 1/8" = 1'-0")
 - Roof plan noted to indicate roof slopes, gutters/downspouts, plumbing/mechanical vents, satellite equipment, fireplace chimneys, dormers, roof windows and skylights.
 - Roofing materials and color selection.
 - Roof Area square footage



FINAL SUBMITTAL - continued

FINAL CHECKLIST - continued

- **Elevations** (min. scale 1/4" = 1'-0")
 - Architectural elevations of all four sides of the proposed structure(s) with elevations of final grades, finish floors and plate heights.
 - The vertical dimensions of the highest roof ridge, midspan of roof, all other ridge heights, roof slopes and roof overhangs.
- **Sections** (min. scale 1/4" = 1'-0")
 - Building sections as required to illustrate the building interior/ exterior.
 - Vertical dimensions indicating final grade, floors, ceilings and ridge of roofs.
 - Site section as required to describe the building's relationship to adjoining lots.
- **Landscape Plans**
 - Prepared by an approved Landscape Architect or Designer.
 - Landscape plan to include irrigation for turf and improved landscapes, site lighting, plant materials and sizes.
 - Irrigation System plan shall be submitted along with the Final Landscape Plans for review and approval 90 days before to installation.
 - All Irrigation Plans must be sealed by a Texas Licensed Irrigator.
- **Civil, Structural, Mechanical and Electrical Plans**
 - Drawings that may be required to illustrate the exterior design features of the primary residence and secondary structure(s). Drawings necessary for review of compliance with the Design Guidelines.
- **Mock-Up Sample Board**
 - A digital look book of the exterior building materials and colors for roofing, walls, door, trim, etc. that allow a clear understanding of the final design.



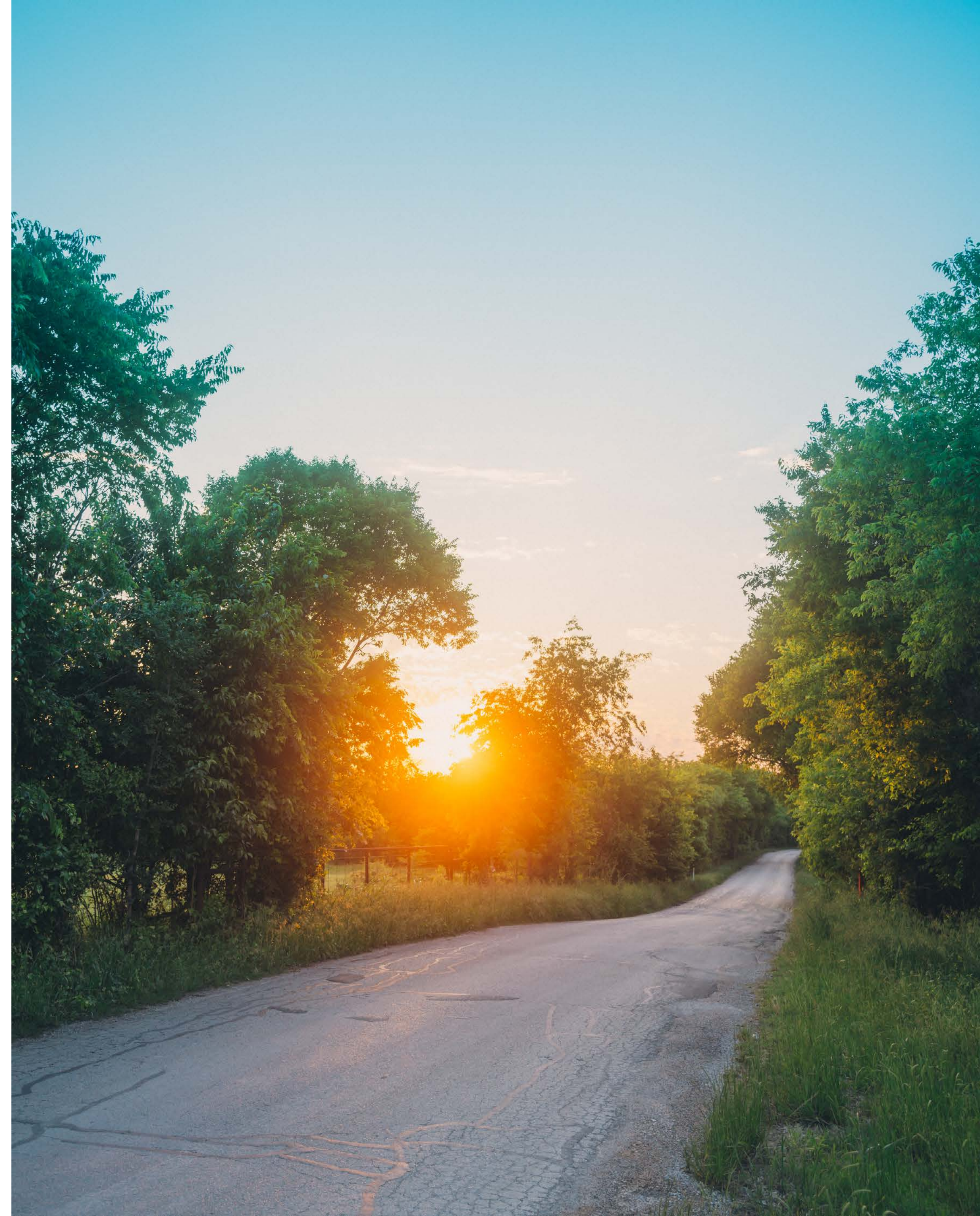
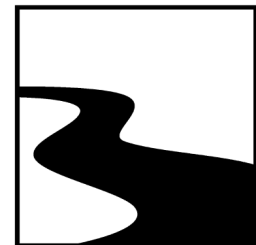
FINAL APPROVAL

ACC may request a meeting or a site walk during the process in order to better understand the vision before granting written final approval.

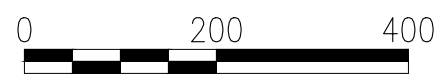
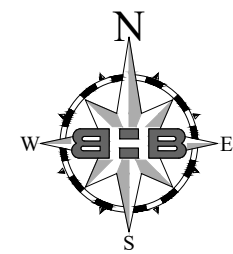
Any modification or change to the approved set of plans must be submitted to the ACC.

The preliminary design review and the final design review shall be free of charge and the fee for subsequent reviews and resubmissions shall be \$250.00 per submission.

*Interior modifications to the building that do not affect the exterior appearance of the site improvements do not require re-submittal.



MONUMENT
AREA



GRAPHIC SCALE":
1"=200' (8.5" x 11")

EXHIBIT L
ALEDO RIVER
DEED RESTRICTIONS
COMMON PROPERTY EASEMENTS
AND MONUMENTS

