

RESOLUTION OF THE ARCHITECTURAL REVIEW BOARD OF THE TRADITIONS HOMEOWNERS ASSOCIATION, INC. ESTABLISHING ARCHITECTURAL GUIDELINES

The undersigned, being all of the members of the Architectural Review Board of The Traditions Homeowners Association, Inc., a Texas nonprofit corporation (the "Company"), do hereby adopt, ratify and approve the following resolutions and each and every action effected thereby:

WHEREAS, The Traditions Homeowners Association, Inc. ("Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions and Restrictions for The Traditions as recorded in Volume 5901, Page 1 of the Official Records of Brazos County, Texas on March 3, 2004, as amended ("Declaration"); and


WHEREAS, Article X of the Declaration provides that the Architectural Review Board ("ARB") is empowered to establish Architectural Guidelines applicable to the Community; and

WHEREAS, the ARB desires to establish and approve an amendment to the Architectural Guidelines in the form attached hereto as Exhibit A; and

WHEREAS, all undefined terms used herein shall have the meaning ascribed to such term in the Declaration.

NOW, THEREFORE, the amendment to the Architectural Guidelines attached hereto as Exhibit A are hereby approved this 15 day of August, 2023.

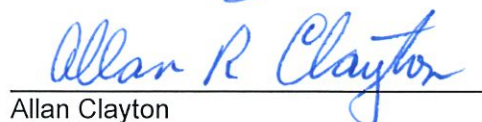
Architectural Review Board,
The Traditions Homeowners Association, Inc.



John William "Bill" Slade



David R. Segers



Allan Clayton

EXHIBIT A
AMENDMENT TO ARCHITECTURAL GUIDELINES
[attached]

First Amendment to Architectural Guidelines

The Architectural Guidelines for Single Family Residences for The Traditions, recorded at Instrument No. 1383498 of the Official Records of Brazos County, Texas ("Guidelines") are hereby amended as follows:

Section III.B of the Guidelines is hereby amended and replaced by the exhibit attached hereto as Exhibit 1.

[Exhibit Page Follows]

EXHIBIT 1

Section III.B of the Guidelines

[attached]

B. BUILDING SIZES AND SETBACK REQUIREMENTS – (if different than shown on plat, the more restrictive setback shall apply.)

1. **ESTATES** - Hickory | Sycamore | Emory
 - 3,000 SF minimum (heated & cooled) on main 1st floor.
 - 35' front setback
 - 35' rear setback (non-golf frontage) | 60' rear setback (golf frontage)
 - 15' side yard setback
2. **FULL SIZE** - Willow | Elm | Pinyon | Palmetto | Mahogany
 - 2,500 SF minimum (heated & cooled) on main 1st floor.
 - 35' front setback
 - 35' rear setback (non-golf frontage) | 60' rear setback (golf frontage)
 - 10' side yard setback
3. **MID SIZE (A)** - Balsam Ct. | Blue Belle | Boxelder
 - 2,000 SF minimum (heated & cooled) on main 1st floor.
 - 25' front setback
 - 7.5' rear setback (non-golf frontage) | 50' rear setback (golf frontage)
 - 8' side yard setback
4. **MID SIZE (B)** - Blue Belle Dr. | River Birch
 - 2,200 SF minimum (heated & cooled) on main 1st floor.
 - 25' front setback
 - 25' rear setback (non-golf frontage)
 - 10' side yard setback (Blue Belle Dr.) | 8' side yard setback (River Birch)
5. **MID SIZE (C)** - Palo Verde
 - 2,200 SF minimum (heated & cooled) on main 1st floor.
 - 25' front setback
 - 15' rear setback
 - 8' side yard setback
6. **VILLA 1** - Walnut Creek
 - 2,000 SF minimum (heated & cooled) on main 1st floor.
 - 35' front setback
 - 35' rear setback (non-golf frontage) | 50' rear setback (golf frontage)
 - 8' side yard setback
7. **VILLA 2** – Persimmon
 - 2,000 SF minimum (heated & cooled) on main 1st floor.
 - 25' front setback
 - 25' rear setback (non-golf frontage) | 25' rear setback (golf frontage)
 - 8' side yard setback

8. **ZERO LOT LINE (A)** - Chinquapin
 - 2,000 SF minimum (heated & cooled) on main 1st floor.
 - 35' front setback
 - 35' rear setback (non-golf frontage) | 35' rear setback (golf frontage)
 - 10' side yard setback

9. **ZERO LOT LINE (B)** - Laurel Trace | Diamond Leaf
 - 1,800 SF minimum (heated & cooled) on main 1st floor.
 - 25' front setback
 - 35' rear setback (non-golf frontage) | 40' rear setback (golf frontage)
 - 10' side yard setback

10. **ZERO LOT LINE (B)** - Laurel Trace | Diamond Leaf
 - 1,800 SF minimum (heated & cooled) on main 1st floor.
 - 25' front setback
 - 35' rear setback (non-golf frontage) | 40' rear setback (golf frontage)
 - 10' side yard setback

11. **CENTURY OAK (Phase 20)** - Boxelder | Silverbell | Century Oak | Balsam
 - a) Silverbell (*refer to specific setbacks on the plat*)
 - 2,250 SF minimum (heated & cooled) on main 1st floor.
 - Setbacks: 25' front | 35' rear | 8' side yard
 - Open or aluminum fencing is permitted on the rear property line, along the Villa Maria buffer; however, wood fencing is not.

 - b) Boxelder (*refer to specific setbacks on the plat*)
 - Block 1 Lots 19 and 20 – refer to Boxelder Midsize (A)
 - Block 6 Lots 1 and 2
 - 2,000 SF minimum (heated & cooled) on main 1st floor.
 - Setbacks: 25' front | 35' rear | 8' side yard

 - c) Century Oak (*refer to specific setbacks on the plat*)
 - 2,750 SF minimum (heated & cooled) on main 1st floor.
 - Setbacks: 30' front | 50' rear | 10' side yard

 - d) Balsam (*refer to specific setbacks on the plat*)
 - Block 2 Lot 35 – refer to Boxelder Midsize (A)
 - Block 4 Lots 1, 2, 3
 - 2,750 SF minimum (heated & cooled) on main 1st floor.
 - Setbacks: 25' front | 50' rear | 10' side yard (15' corner)
 - Block 3 Lots 9, 10, 11
 - 2,750 SF minimum (heated & cooled) on main 1st floor.
 - Setbacks: 25' front | 35' rear | 10' side yard
 - Block 8 Lots 1-15
 - 2,750 SF minimum (heated & cooled) on main 1st floor.
 - Setbacks: 25' front | 30' rear | 10' side yard

NOTE: All golf course frontage lots must get approval from Traditions Golf Course Management Team to “trim, thin, or limb up” any site lines associated with natural landscape buffer zones between property line and golf course playable area. ARB Coordinator will coordinate with the lot owner and the golf course management team to ensure areas in question are resolved effectively.

CONTACT: thetraditionshoa.org

About Us page: ARB Coordinator contact information

Due to extreme topography changes, some lots may require setback variances and will be granted in accordance with and shall adhere to at least the minimum requirements of the City of Bryan, Texas.