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NOTICE

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Fees: \$56.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

SUBMITTER: JOHN ELLIOTT / TANGLEWOOD PARK HOMES ASSO

TANGLEWOOD PARK HOMES ASSOCIATION DESIGN GUIDELINES

Revised April 24, 2025

Tanglewood Park owners are not permitted to make alterations or additions affecting the exterior appearance (structural or non-structural) to any building, fence, structure or other improvement until detailed plans, specifications and elevations are submitted to and approved by the Association's Board - approved Architectural Review Authority (refer to the information on the HOA's web site for instructions), or the Board, if the request is denied by the Architectural Review Authority and the homeowner appeals to the Board, as stipulated by the Texas Property Code Section 209.00505.

To ensure attractive design, sound construction, and architectural uniformity, the Association has established the following design and construction criteria and requirements for exterior elements of Lots and Living Units:

Basketball hoops are not permitted.

Bricks and mortar

If possible, brick repairs should preserve and reuse original bricks to avoid problems with matching new bricks to old. If replacement bricks are needed, submit plans for approval.

Mortar repair between bricks ("tuckpointing") requires matching mortar that should be color blended and installed by a masonry professional. Caulk or other non-mortar materials must not be used between bricks.

Chimney caps

Chimney caps prevent downdrafts, keep out animals and debris, act as spark arresters, and protect flues from moisture. They should be installed on all chimneys.

New installation of black, galvanized steel chimney cap does not require approval.

Clotheslines are not permitted.

Doors

1. Front doors

- a) Original solid wood front doors represent a prominent, uniform architectural element that must be permanently maintained. Replacement, if necessary, requires approval.
- b) Front door paint colors include shades of green, red, and blue. The specified paint is Home Depot's Behr brand in the following colors: "French Tarragon" PMD-46, "Awning Red" S-H-180, and "Regatta Bay" 550F-6. Ask for assistance at the Help Desk in the Paint Department for the colors listed herein.
- c) Front doors may also be painted "Tanglewood Brown," a custom color mix, which is provided under the item for Paint, below, and as shown on Exhibit "A" attached hereto and made a part hereof.
- d) Doors should be painted with a satin sheen.
- e) Doors may be painted in approved colors without approval.

2. Storm doors

Installation of storm doors requires approval and is subject to the following guidelines:

- a) Only full-view storm doors are permitted. Available designs include optional retractable screens and impact-resistant security glass. See Larson model 349-04, for example.

- b) Storm doors with decorative treatments, such as colonia-style grids are not permitted. However, existing storm doors with decorative treatments that were installed before 6/12/2012, are grandfathered until such time as the door is replaced.
- c) Frames must be dark brown (sometimes described by manufacturers as “bronze” or “earth-tone brown”).

3. Patio doors

Replacement patio doors with *full-view* panes (no grid) in sliding, swinging (hinged), or French styles may be installed without approval. Frames must be bronze or painted Tanglewood Brown.

Fences, brick

When repairing brick fences, reuse existing bricks to avoid problems with matching old bricks to new. If some replacement bricks are needed, use them on the *inside* of the fence in order to preserve uniform exterior appearance.

Replaced or repaired fences must adhere to original fence lines.

Board approval for repairs to a brick fence is needed only if replacement bricks must be used on the fence’s exterior or if the repair will otherwise alter exterior appearance.

Fences, cedar

Tanglewood Park’s cedar fences are designed so that they are equally attractive on the inside and the outside.

Repair or replace cedar fences according to the following specifications:

1. Materials
 - a) Cedar materials to be of standard and better grade; heavier duty (3/4” – 7/8” thick) planks
 - b) 6” x 6” corner posts
 - c) 4” x 6” interior posts
 - d) 1” x 12” vertical boards (knots should be tight and no spacing between vertical boards) If a smaller width board needs to be used to ensure no spaces between vertical boards, that is permitted without approval.
 - e) 2” x 6” bands
 - f) 2” x 8” top cap
 - g) Cold-dipped galvanized nails or screws
2. Design
 - a) Conform to existing fences in height (6 feet high), appearance, location, and construction.
 - b) Bottom of fence (lower bands) must be 2 inches minimum above ground.
 - c) A 2” x 8” cedar cap must run continuously across top of fence to help hold fence posts and fence in line and add lateral stability while affording protection of vertical boards from rain water. Cap to be fastened every 2 linear feet into both upper 2” x 6” bands to keep piece from warping and cupping.
 - d) A line should be stretched from farthest points along the property line to minimize the up and down appearance along the top as well as the bottom, except where step up and step down configurations exists.
3. Gate specifications
 - a) Cedar materials: 1” x 12” slats, 1” x 6” outside frames, 2” x 8” jambs, 1” x 4” stops
 - b) Hinges and hardware replaced if necessary with same design
 - c) Gates that open onto pool areas require self-closing latches.

4. Construction requirements

- a) All existing fence and debris must be removed by contractor.
- b) All vacated holes from existing cement posts to accept new tapered post (back cut bases to fit into old footings) with quickset slurry of anchoring cement to fill all voids.
- c) Severely cracked footings should be removed and new ones installed.

5. Fence Staining

- a) Except as provided in the following paragraph e) (which pertains to the interior of fences), any newly constructed fence and any fence which is replaced, repaired or remodeled after **April 1, 2021** may have the following stain (the "prescribed stain") applied to the entire fence immediately after the fence work is completed:

Sherwin-Williams 3574 English Walnut, Exterior Superdeck Oil-Based Semi-Transparent Stain

One Gallon Formula:

BAC COLORANT	02	32	64	128
B1-Black	-	21	-	-
R2-Maroon	-	13	-	-
Y3-Deep Gold	-	6	-	-

This Section 5 shall not require staining or power washing of a repaired or remodeled fence if the repair or remodel work results in replaced wood comprising 5% or less of the exterior (non-patio) side of the fenced area.

- b) If a fence is repaired or remodeled, any part of the original fence that remains after the repair or remodeling work is completed shall be power washed before the prescribed stain is applied.
- c) Until a fence which was in existence on April 1, 2021 is replaced, repaired or remodeled, that fence shall not be required to be stained with the prescribed stain. However, in an effort to improve the overall appearance of our community and preserve the fences, homeowners are urged to have their fences power washed and have the prescribed stain applied.
- d) No paint, stain, water proofing seal, coating or other substance shall be applied to any fence, other than the prescribed stain. No ivy or other plants which attach themselves to fences are permitted to be grown on fences.
- e) This Section 5 does not apply to the interior of fences which surround and face patios or courtyards unless the interior of those fences can be seen from a point of view 6 feet above ground level outside the fenced area.
- f) In this Section 5 the term fence shall include any related gate, posts or other wood materials used on or in connection with a fence.

6. The City of Fort Worth building code requires that metal posts be used to construct most wood fences. If metal posts are installed in connection with the repair, remodeling or construction of any fence, those metal posts must be entirely surrounded with cedar wood so that the metal posts are not visible.

Cedar fences and gates may be left unstained so that they age to a natural gray color.

Garage doors

Garage doors must be *solid*, with no windows, and *flush*, with no raised panels. The flush panels of some garage doors are wood; others are roll-formed from galvanized steel with a simulated wood-grain pattern. Garage doors must be painted “Tanglewood Brown.”

Replacement of garage doors requires approval. See Overhead Door Company’s Thermacore® galvanized steel models 195, 298, and 495, all of which feature a previously approved “contemporary flush panel” design with a textured, simulated wood grain.

Gutters and downspouts

Tanglewood Park townhouses were originally designed and built without gutters. Installation of gutters requires approval and is subject to the following specifications:

1. 6-inch gutters with “square” or “box” profile
2. 5-1/4 inch smooth (not corrugated) rectangular downspouts
3. Prefinished “Berriage Aged Brown” or painted Tanglewood Brown

House numbers

1. Address plaques on front brick walls are uniform and must be maintained. Widely available cast aluminum plaques are Whitehall item #1004, “Standard Arch Marker,” 15.75” x 9.25”, in black with gold letters. Replacements are available from numerous online retailers, including addressplaqueshops.com, mailboxworks.com, and homeclick.com.
2. Numbers on garage doors should be black or Tanglewood Brown.
3. Curb numbers are not permitted.

Landscaping by homeowners

Tanglewood Park’s plan for landscape maintenance limits homeowners’ responsibility to enclosed patio areas and makes the association responsible for all areas outside of patios. Many of our owners choose townhouse living, in part, because they want the convenience of not having to landscape and maintain a yard. However, some owners have expressed their wish to provide at their own expense additional or replacement landscaping in their lot front yards and in some common-area beds adjacent to their lots.

The association has long permitted homeowners some latitude in these areas, but some guidelines are in order, as follows:

1. Lot front yards

Some owners have a “lot front yard”—a small, landscaped area on their lot between their front lot line and their house’s front wall. Owners may alter the landscape in this area on their lot without approval.

2. Common areas

- a) In established common-area beds adjacent to their lots, homeowners may seasonally install supplemental landscaping of annuals after getting approval.
- b) Homeowners who wish to remove plants in common-area beds adjacent to their lot and replace them with new plants must submit to the board a specific proposal and get approval for it before beginning such a landscaping project.
- c) Homeowners must not remove or replace plants on common property without approval.

The Association cannot provide special care, such as extra watering, for homeowner-installed plants in lot front yards or common areas.

Lighting

1. Recessed light cans

Recessed light cans in ceilings of porches, patios, and carports are standard and must be maintained or replaced with identical fixtures.

2. Wall-mounted sconces

a) Wall-mounted sconces on exterior walls are standard and must be maintained or replaced with identical fixtures.

b) Specified sconce is widely available Progress Lighting model P5626-60, a black cast aluminum outdoor wall torch with an 8" acrylic globe. Install with smoke, not white, globe. Available from The Home Depot, with store SKU# 143129. Replacement with this specific model does not require approval.

c) Approval is required for additional sconces or non-standard replacements.

3. Architectural, path, and landscape lighting

The addition of homeowner-installed architectural, path, and landscape lighting in common areas requires approval.

4. Security floodlights

Security floodlights are not a part of Tanglewood Park's lighting design and must not be installed without approval.

Mailboxes and mail slots

Mailboxes are uniform and must not be replaced without approval. Mail slots are approved for garage doors and front doors.

Paint

The specified paint for "Tanglewood Brown" is available at The Home Depot. Refer to Exhibit "A" attached hereto for the formulas for a 1 Gallon or 5 Gallon can of paint. Owners need to take a copy of the formulas shown on Exhibit "A" with them to The Home Depot when ordering Tanglewood Brown paint.

The following exterior elements must be painted this color:

1. Wood siding, soffits, and trim
2. Garage doors
3. Roof edge metal, gutters, and downspouts
4. Electrical control boxes and meters

Patios

1. Floor surfaces

Patio floor surfaces vary, including poured concrete, tile, flagstone, wood decking, etc., and may be modified with natural or neutrally colored material without approval.

2. Lighting

a) Wall-mounted sconces on exterior walls inside patios are uniform and must be maintained or replaced with identical fixtures. Board approval is required for non-standard replacements or additions.

b) Recessed light cans are standard in ceilings over covered patio areas.

c) Landscape lighting installed at ground level in patio beds does not require approval.

d) Pole-mounted yard lights inside patios must match those in common areas.

3. Sunshades

Exterior roll-up sunshades, screens, and the like require approval before installation.

Pergolas

Original cedar pergolas appear primarily over patios with western exposure and are integral with house eaves and patio fences. No approval is required to replace an original pergola in a manner consistent with the original design. Such replacement usually occurs together with the replacement of cedar fences.

New (not replacement) pergolas require approval and should be built according to the design of the original pergolas so that they are integral with the house and fence or according to an alternative design that is submitted to and approved by the Board.

Cedar pergolas must be left unpainted and unstained so that they age to a natural gray color.

Porches and entryways

1. Ornamentation and furnishings

Tanglewood Park's semi-custom townhouses were designed with significant differences in the size and design of front porches and entryways. Some are small, covered entrances that merely shelter a front door that is in full view from the street, while others are large enough to accommodate small furnishings in a partially enclosed area where the front door is out of view from the street.

The Association allows owners some latitude with regard to decorative items in these areas, but some guidelines are in order, as follows:

- a) Temporary ornaments and furnishings in protected porch areas—on the floor and walls and in landscaped beds—may be placed there without Board approval.
- b) Approval is required for permanent or semi-permanent decorative elements (i.e., installations that might remain in place after the sale of a house, such as a water feature, landscaping boulder, or light fixture).
- c) Approval is always required for homeowners to place furnishings or decorative items in common areas.

2. Floor surfaces

Staining, texturing, or resurfacing of poured concrete floor surface in entryways requires approval.

Roofs

1. Flat roofs

History. Original flat roofs were tar and gravel. In later years, many owners installed replacement roofs of modified bitumen and other materials. In 2010, a hail-damage claim on the Association's blanket property insurance provided for reroofing all or part of 13 buildings, including 38 townhouse units, with a newer material called TPO (thermoplastic polyolefin).

About TPO. TPO provides many advantages for Tanglewood Park's flat roofs, including the following: (1) TPO can usually be installed over older roofs without extensive tear-off and disposal, (2) TPO's heat-welded seams create a continuous, watertight membrane, (3) TPO remains flexible and heat-weldable throughout its life so that long-term maintenance is comparatively easy, (4) TPO's white, reflective surface has the potential to lower air-conditioning costs, and (5) TPO's warranty is not voided by evidence of ponding water.

TPO is specified for all future roof replacements, as follows:

- a) Mechanically attach ½-inch Georgia-Pacific DensDeck® Prime Roof Board or a comparable material (such as Secure Rock, as an example) over existing membrane cleared of loose gravel.
- b) Fully adhere smooth, white, 60-mil GAF-Elk EverGuard® TPO or comparable material over roof board.

2. **Edge Metal**

Roof edge metal is 6-inch-wide, 24-gauge, prefinished “Berriage Aged Brown” or painted Tanglewood Brown. Install to cover nail heads on top course of mansard shakes.

3. **Mansard shakes**

Installation of new synthetic shingles is subject to the following specifications, as Section 5.025 of the Texas Property Code provides that Home Owners’ Associations can no longer require wood shingle roofs:

a) Synthetic shingles are less expensive, fire retardant, hail resistant, less expensive to insure, are certified to 115 mph wind speeds, do not mold or mildew, do not split or rot, and provide only minimal color change during the lifetime of its 50 year limited warranty.

b) Product is known as: CeDUR Synthetic Roofing Product, color “Walden”.

Satellite dishes and antennas

For aesthetic reasons, Tanglewood Park owners are encouraged to consider options for television reception that do not require satellite dishes and antennas. However, satellite dishes and antennas are permitted subject to the following guidelines:

1. Devices may not be larger than one meter in diameter.
2. Devices must be located in the *least conspicuous location* that provides an acceptable quality signal.
3. Devices are not permitted in the following locations:
 - a) on common property
 - b) in lot front yards
 - c) on front porches
 - d) on shared carports and garages
4. Devices located on roofs must be set back from the edge of the roof so that they are as out-of-view from the street as possible. Location there should also consider the view from nearby neighbors’ second-story windows.

Security doors, window guards

Owners concerned about the security of their residence are encouraged to consider alternatives to barred security doors and window guards, including peepholes, alarms, sophisticated lock systems, storm doors with security glass, and motion sensors on approved lights.

No specifications are currently in place for barred security doors and window guards, and any new installation requires approval.

Siding, grooved plywood sheet

Use grooved plywood sheet siding to replace rotted wood around windows and (for some houses) on front porch walls. Plywood is rough-finished “Texture 1-11,” grooved at 8-inch intervals. Paint Tanglewood Brown.

Signs

1. For Sale or For Lease signs are permitted, however, they should be removed as soon as possible.
2. Open House signs may be briefly set out for the period of such a showing.
3. Security signs are permitted near front doors and patio gates.

Skylights

Skylights of various sizes and designs appear throughout the complex, including some measuring 2' x 2' and 2' x 4'. Board approval is needed before installing additional skylights.

Soffits

Plywood soffit panels with metal vents enclose the horizontal underside of eaves. Paint panels and vents Tanglewood Brown.

Tree houses and play towers are not permitted.

Windows

Windows represent a prominent architectural element whose uniform design must be maintained. Sizes vary, but original windows are aluminum, single-hung, with bronze (dark brown) frames. Smaller windows are "one-over-one" design; larger are usually "two-over-two" design (with a single internal horizontal muntin bar in panes of top and bottom sashes). Two-over-twos may be replaced with the more widely available one-over-ones.

Window replacement does not require approval but is subject to the following specifications:

1. Replace original "two over two" design with "one over one" design (no muntin bars) only when replacing all of the windows on an exterior wall.
2. Standard windows are aluminum, single-hung, with bronze (dark brown) frames.
3. Decorative wooden exposed joists and (sometimes) diagonal braces in recessed second-story windows are a distinctive design feature that must be maintained.

Installation of new (not replacement) windows requires Board approval.

ADOPTED by the Board of Directors of Tanglewood Park Homes Association, a Texas nonprofit corporation, at a meeting held on April 24, 2025.

ATTEST:

By:

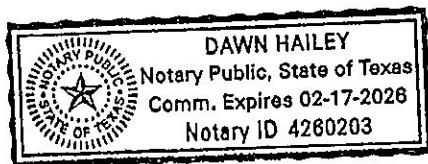
Jody Smith
Jody Smith, Secretary

John Elliott
John Elliott, President

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by John Elliott, President, Tanglewood Parks Homes Association, Inc., on the date of execution set forth above.

Dawn Hailey
Notary Public, State of Texas



Tanglewood Park Homes Association "Design Guidelines"

Exhibit "A"

DEK ULTRA
 BASE: 9853
 BEHR ULTRA EXT SATIN/SATIN
 (MAN) TANGLEWOOD BROWN

CL	RNT	BL	IL	KXL	LL		
0Z	1	2	1	7			
384th	172	32	24	160			

GALLON- 7/11/2023 (SLF)


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 NOT RETURNABLE

DEK ULTRA
 BASE: 9853
 BEHR ULTRA EXT SATIN/SATIN
 (MAN) TANGLEWOOD BROWN

CL	RNT	BL	IL	KXL	LL		
0Z	7	10	5	37			
384th	92	160	120	32			

5 GALLON- 7/11/2023 (SLF)


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 OFFICIAL PUBLIC RECORDS OF
 TARRANT COUNTY, TEXAS
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