

Building Guidelines

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BUILDING GUIDELINES

Updated: April 2002

GREAT HILLS SECTIONS IX AND X HOMEOWNERS ASSN., INC

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We are all proud of the beautiful homes, landscaping, and overall pleasant surroundings in the Great Hills area. The goal of this guideline is to ensure that all new construction, improvements, or maintenance of property create an attractive and harmonious blend with the existing neighborhood.

The majority of the new construction has been completed in our area and very few vacant lots remain. With this in mind, these guidelines are written more to assist homeowners with improvements or maintenance questions rather than new construction. Please note: These guidelines are intended for general assistance and shall not affect or supersede the Great Hills Master Declaration of Covenants, Conditions, and Restrictions.

Homeowners need to comply with these guidelines and with the full Great Hills Master Declaration of Covenants, Conditions, and Restrictions. The Architectural Control Committee has several remedies to address any violations. These remedies include a) special charges not to exceed fifty dollars (\$50) per violation and/or b) injunctive relief. Homeowners will be notified in person or by mail of any violations.

Maintenance & General Appearance

The Architectural Control Committee requires that homeowners adequately maintain the appearance of their homes. Below we have outlined the major requirements of the covenants:

1. Homeowners are required to maintain the outside appearance of their homes and lots. This includes: yard upkeep, removal of eye-sores, removal of unsightly objects or garbage, and general maintenance of homes, structures, and fences.
2. Cars should be parked in garages or driveways and should not be parked in the street overnight.
3. Other vehicles, such as boats and campers, need to be stored in a garage or other permanent enclosed structure and not exposed to view.

Approval Process for Improvements

Improvements must be approved by the Architectural Control Committee before construction begins. Below we have outlined the process to obtain approval.

1. Submit written request with application fee to the Architectural Control Committee. Application fees are outlined below.

Application Fees

Minor Improvement:	No Fee
New Construction, or Major Improvement	\$150

Note: These fees are used by the Architectural Control Committee to obtain a professional review and may be waived by the committee if deemed unnecessary.

Documentation Required

The committee asks that homeowners submit varying degrees of documentation based on the size of the project being undertaken as follows:

Minor Improvement (Examples: Fences, Satellite Dishes, Landscapes, Decks, Color Scheme Changes)

- a) Description of Project (with sufficient detail to permit thorough evaluation)
- b) Drawing or Sketch (with sufficient detail to permit thorough evaluation)
- c) Description of Material to be used
- d) Homeowner name, address, and phone number

Major Improvement (Examples: Roof, Pool, Additions)

- a) Description of Project
- b) Complete Drawings or Plans
- c) Site Survey
- d) Description of all applicable building materials
- e) Name and Phone Number of Contractor
- f) Homeowner name, address, and phone number
- g) For Pools/Spa or Additions: Any change to current grades must be outlined in the plans or drawings.

New Construction

- a) Description of Project
- b) Site/Plot Plan
 - i. Legal description
 - ii. Site survey showing dimensioned position of house on lot.
 - iii. First floor grade
 - iv. Existing and final grades, drainage plan
- c) Foundation plans for the house and lot in question should be designed and sealed by a Registered Professional Engineer.
- d) Complete Drawings or Plans
 - i. Sectional Views showing detail of exterior walls
 - ii. Elevations: Provide complete view of the four elevations showing lot grades and any planned retaining walls. Clearly show how the difference in grade is to be treated.
 - iii. Building Height. Architect should show height of house above first floor grade.
 - iv. Square Footage: Should be calculated by the architect and entered on the drawings.
 - v. Landscape Plans should designate the type and location of all proposed grasses and plantings, fences, walls, patios, sidewalks, decks, and significant outside lighting that may create a nuisance.
- e) Description of all applicable building materials
- f) Name and phone number of contractor
- g) Homeowner name, address, and phone number

2) Architectural Control Committee will respond within one week as to completeness of request.

3) Architectural Control Committee will approve/disapprove requests in:

Minor:	1 week
Major or New Construction:	3-4 weeks

4) Approved construction or changes must be re-approved if not commenced within six (6) months of approval.

Building Guidelines

The building guidelines are broken down in two sections: a) Existing Home, and b) New Construction. The intent of this is to simplify the reading of the guidelines for the majority of current homeowners. Please note: Both sets of guidelines apply to all homes.

Please note: The Architectural Control Committee Approval is for compliance to the Great Hills Master Declaration of Covenants, Conditions, and Restrictions, which is mainly to assure proper neighborhood appearances. This does not exempt the homeowners from other approvals (city permits) or deed restrictions such as easements.

Existing Home Guidelines

General

All dwellings must contain at least 50% stone, brick or approved stucco.

Vinyl siding is authorized but subject to prior approval from the Architectural Control Committee. Please send sample with your approval request. The following criteria must be met for any new siding:

- a) Impact resistance 216 in.#
- b) Equivalent of 165 m.p.h. wind load performance
- c) R-Value for insulated wall systems of 4.5 minimum
- d) Nominal density of 1.0 pound per cubic foot
- e) Water Permeability not less than 5.0 perm/inch
- f) Minimum requirements defined by ASTM C-578-87A.

Roofing or re-roofing are subject to approval from the Architectural Control Committee. Roofing materials are limited to approved built-up, 30 year warranty or better composition shingles, or tile. Metal roofing is authorized if the following criteria are met.:

- a) Class 4 formed coated steel panel
- b) Kynar-500 Paint Finish

Please Note: Galvanized or Galvalume bare finish is not authorized.

Drainage must be carefully evaluated with any change such as additions and pools. The homeowners association will require a review by the builder or contractor prior to construction. Bare Galvanized or Galvalume draining systems (rain collection, downspout) are not authorized.

No permanent outside lighting that creates a nuisance is permitted. Residents are encouraged to use motion detection lighting outside.

Pools

Pools need to be underground and planned in such a way that they do not cause any drainage problems. Additionally, the homeowner needs to review city safety requirements. The homeowner association prefers black wrought iron fencing. (see fencing section)

Fences

In order to promote an open feeling neighborhood, the construction of fences is discouraged. When fences are authorized, black wrought iron or aluminum is the preferred material. Some other materials may be allowed, but in **no case** will **chain link** (cyclone) and **Hog wire** or similar fencing be approved if visible from either the adjoining property or the street. Normally, the fence height limitation will be six feet. Fences, if allowed, must be as unobtrusive as possible, and once constructed, they must be kept in good repair for both safety and aesthetic reasons.

Vinyl fencing (white or brown) is authorized and subject to prior approval from the Architectural Control Committee. Please add a sample with your approval request.

If metal posts are used for wood fencing construction and visible from the street, an appropriate wood case must be added to prevent view of the metal post.

In general, galvanized or Galvalume fencing construction is not authorized.

Plant Netting

Plant netting using vinyl or wood lattice is authorized, subject to prior approval from the Architectural Control Committee if visible from either the adjoining property or the street. If visible from the adjoining property, prior neighbor approval is needed before submitting approval to the Architectural Control Committee.

In general, galvanized or Galvalume plant netting construction is not authorized.

Storage Shed

Storage sheds are authorized and subject to prior approval from the Architectural Control Committee with the following exception:

If the storage shed (vinyl, wood or metal) to be installed (not on concrete slab) is less than or equal to 8 (eight) feet by 10 (ten) feet wide and less than or equal to 6 (six) feet tall and not visible from either the adjoining property or the street, the approval process is not needed.

Please note: the City of Austin requires a building permit for certain sizes/types of storage shed. Please consult the city before submitting the approval request. In general, storage shed on concrete slab requires building permit and Architectural Control Committee approval.

Color Theme

Any color theme change must be submitted for approval.

Satellite Dishes, Radio and TV Antennas

Requests for small satellite dishes must be submitted for approval. The Architectural Control Committee will require placement of these devices to be as inconspicuous as possible. Other radio and TV antenna installations are prohibited.

Landscaping

Major landscaping is subject to prior approval from the Architectural Control Committee. Please refer to the Documentation required section on page 4.

Solarium, Sun Room Additions

Solarium/Sun Room additions are subject to prior approval from the Architectural Control Committee. Additionally, if the construction of a new concrete slab is required by the builder, a City Building Permit may be needed.

Deck

In general, major decking construction requires a City Building Permit and approval from the Architectural Control Committee. For minor decking projects, please check with an Architectural Control Committee Representative if an approval request is needed before actually doing the work.

Commercial Residences

In **no case** will **commercial residences** such as a Bed and Breakfast, retail shops, commercial workshops or home business requiring excessive vehicle traffic be approved.

Covered Porches and Car Porches

Covered Porches and Car Porches are subject to prior approval from the Architectural Control Committee. Please refer to "Documentation Required" on page 4 for preparing your approval request.

New Home Guidelines (In addition to above)

General

Single Family: No lot may be improved or used to accommodate more than a single family dwelling.

Lot Clearance: Builder should leave as many natural trees as possible. Grading of the lot is not permitted until house plans have been approved.

Square Footage: All dwellings shall contain not less than 1,800 square feet of floor area, of which not less than 1,600 square feet shall be enclosed living area. All split level dwellings shall contain not less than 1,400 of main floor area and all two-story dwellings shall contain not less than 1,200 square feet of first floor area.

Lot Lines: No building shall be erected closer to any lot line bordering a street right of way than is indicated by the building line shown on the Plat. No building shall be located closer than five (5) feet to any interior side lot line, and the total combined distances between the two sides of the building and the two side lot lines shall be at least fifteen (15) feet. No building shall be located closer than fifteen (15) feet from any rear lot line.

Exterior: All exterior finishes must be wood siding, masonry, glass, or approved stucco. Outer walls must be of at least 50% stone or masonry. Stucco surfaces must be water-proofed and coated with a mildew resistant product.

Drainage: Builders must carefully consider the drainage problems that are present at many of the construction sites. The builder must ensure that grading of the property, ground/surface water runoff, and house water (water collected by gutters, patios, driveways, etc.) shall be properly collected by an approved French drain system, retaining walls and proper grading to ensure disposal of excessive runoff without impact on adjacent properties.

Attic Ventilation: Construction must include adequate attic ventilation to ensure against vapor problems. Use of louver-type ventilators, ridge ventilators, vertical outlet vents and screened inlet vents in the building cornice are generally acceptable.

Brick ledges must be stepped to within 12" of grade. Brick ledges in severe grade conditions may exceed 12" but must be approved.

All foundation walls, footings, and retaining walls above the brick line must be cement plastered.

Water lines: Wrap and insulate into slab all water lines in or near outside walls. This includes water lines in attics, above garages, and other exposed areas. Hose bibs should be frost proof.

Site equipment: Portable sanitary toilets and portable trash containers are required on site during all phases of construction.

Construction period: During the period of construction, the premises shall be kept in as orderly and neat condition as possible.

Please refer to the full covenants (Great Hills Master Declaration of Covenants, Conditions, and Restrictions) for additional information.