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GREAT HILLS

GREAT HILLS HOMEOWNERS ASSOCIATION

HOA RULES & BUILDING GUIDELINES

UPDATED OCTOBER 2020

Great Hills Homeowners Association
P.O Box 200702
Austin, TX 78720-0702
<http://ghassociation.org>

Contact the Great Hills Homeowners Association: info@ghassociation.org
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INTRODUCTION

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

The vast majority of new construction has been completed in our area. No lots remain within our HOA. 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 2019 Revision of the Great Hills Homeowners Association Declaration of Restrictive Covenants and Bylaws.

Homeowners need to comply with these guidelines and with the 2019 Revision of the Great Hills Homeowners Association Declaration of Restrictive Covenants and Bylaws.

The Great Hills Homeowners Association's Board of Directors 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.

HOA RULES

1. All homeowners are required to maintain the outside appearance of their home. This includes without limitation yard and landscape maintenance including without limitation mowing, trimming, edging, hedging, and removing dead plants, and removal of trash and debris from around the home, the yard, and driveways. Homeowners must also maintain in good condition and appearance outside structures that are in the front yard or visible from the front of the home such as sports and play equipment, playscapes, playhouses, and permanent storage structures.
2. There shall be no outside structure erected, constructed, or placed in the front yard of any home without prior express written permission of the Homeowner's Association.
3. Resident's vehicles (including without limitation cars, trucks, vans, SUVs) must be parked in garages or driveways and should not be parked in the street with the exception of those vehicles addressed in Rule No. 4 of these rules.
4. Other vehicles such as boats and campers must be stored in a garage or other permanent enclosed structure.
5. Residents who work from home shall not allow more than three different business-related vehicles per day to visit their home business. This restriction does not apply to delivery services including without limitation food or grocery delivery services, Amazon, Federal Express or UPS unless the frequency of such delivery service impedes traffic or disturbs or endangers residents. Non-resident cars visiting a home business may not visit the home business for more than three consecutive trips per day.
6. All garbage cans and recycling bins must be picked up from the curb by 10:00 p.m. of the day trash and recycling is collected, and may not be placed on the curb earlier than 5:00 p.m. the day preceding trash pick-up.

APPROVAL PROCESS FOR IMPROVEMENTS

Approval from the Architectural Review Committee is required to ensure compliance with the 2019 Revision of the Great Hills Homeowners Association Declaration of Restrictive Covenants and Bylaws, which is mainly to assure proper neighborhood appearances.

However, approval from the Architectural Review Committee does not exempt the homeowners from other approvals (city permits) or deed restrictions such as easements.

All proposed improvements must be approved by the Architectural Review Committee before construction begins.

The following is the process to obtain approval:

1. Submit a written request with Application Fee to the Architectural Review Committee. Make check payable to “Great Hills Homeowners Association.”

Application Fees:

Minor Improvement: No Fee

New Construction, or Major Improvement: \$150

These fees are used by the Architectural Review Committee to obtain a professional review and may be waived by the Architectural Review 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:

For Minor Improvements (Such as Fencing, Satellite Dishes, Landscaping, Decks, or 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

For Major Improvements (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

For 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.
 - iii. Retaining walls. Clearly show how the difference in grade is to be treated.
 - iv. Building Height: Show height of house above first floor grade.
 - v. Square Footage: Should be calculated by the architect and entered on the drawings.

- vi. 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. The Architectural Review Committee will respond within one week as to the completeness of the request for approval.

3. The Architectural Review Committee will approve/disapprove requests in:

Minor Improvements: 1 week

Major Improvements or New Construction: 3-4 weeks

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

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 Review Committee. Please send sample for approval.

Roofing or re-roofing is subject to approval from the Architectural Review 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.

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

Pools

Pools shall 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 homeowners 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 Review 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 Review 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 Review Committee.

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

Storage Sheds

Storage sheds are authorized and subject to prior approval from the Architectural Review 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 Review 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 Review 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 Review Committee. Please refer to the "Documentation Required" section.

Solarium, Sun Room Additions

Solarium/Sun Room additions are subject to prior approval from the Architectural Review 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 Review Committee.

For minor decking projects, please check with an Architectural Review Committee Representative if an approval request is needed before actually doing the work.

Covered Porches and Car Porches

Covered Porches and Car Porches are subject to prior approval from the Architectural Review Committee. Please refer to “Documentation Required” section to prepare your approval request.

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.

NEW HOME GUIDELINES

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

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

Foundation Walls, Footings, and Retaining Walls

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.

For any and all other topics not listed here, please refer to the 2019 Revision of the Great Hills Homeowners Association Declaration of Restrictive Covenants and Bylaws for additional information, or contact the Architectural Review Committee, or the Great Hills Homeowners Association.

**GREAT HILLS HOMEOWNERS ASSOCIATION HOA RULES & BUILDING GUIDELINES –
UPDATED OCTOBER 2020**

APPROVAL

Signed on this 6 day of November, 2020.

Great Hills Homeowners Association

By: 

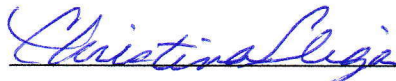
Jason Meeker, President

ACKNOWLEDGEMENT

THE STATE OF TEXAS

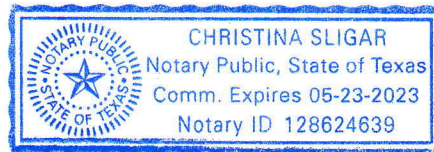
COUNTY OF TRAVIS

BEFORE ME, the undersigned notary public, on this the 6 day of November 2020, personally appeared Jason Meeker, duly authorized representative of Great Hills Homeowners Association (a Texas property owners' association), known to me through State-issued photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.



NOTARY PUBLIC IN AND FOR

THE STATE OF TEXAS



After recording, return to:

Great Hill Homeowners Association

PO Box 200702

Austin, TX 78720-0702

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Austin, TX 78720-0702

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Contact the Architectural Review Committee: acc@ghhassociation.org

RETURN

JASON W MEEKER
6305 AMBERLY PLACE
AUSTIN, TX 78759



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

2020222749

Nov 18, 2020 11:28 AM

Fee: \$82.00

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