

**ARCHITECTURAL CONTROL COMMITTEE (ACC):**

Application Comments: Members planning most any improvement to their property except (generally) for trees, shrubs, flower beds (and other such flora), \*automatic sprinkler systems, and \*french drains are required to have advance ACC approval. This requirement extends to alterations to existing improvements as well. An improvement is virtually anything added to the lot after the initial residence has been completed. The ACC functions to receive, review, and decide such improvements as regards, harmony of external design, color, location relative to surrounding structures, topography and conformity with the Development design concept. An improvements' effect, if any, on existing drainage and elevations are of particular concern due to their potential for negative consequences and impact on neighbors and the community as a whole. Members are advised that if there is any doubt as to the need for ACC approval for a planned improvement, the safe thing to do is seek such approval.

**\*WARNING Members making improvements without ACC approval do so entirely at their own risk. Members are advised to read and be familiar with Paragraph 4.14 and its subparagraphs, particularly 4.14.5.**

Process: Members must prepare and submit duplicate sets of detailed plans to the ACC directly (delivered or mailed to the ACC Chairperson identified below). Submissions should be complete with specifications showing the precise and exact nature, kind, shape, height, set back, materials, color and locations of proposed improvement. The ACC may ask for additional information and/or visit the improvement site to the extent it determines necessary to possess an understanding of the plan sufficient to act upon. The ACC will act as expeditiously as possible, but may take up to 60 days to reach a conclusion. The ACC's decision may be to disapprove, approve, or contingently approve of the plan. In any event, the ACC decision will be in writing to the submitting member along with one copy of the plan, and the other identically documented for the Associations' files. Constructions must commence within six months of the date of the approval. Otherwise, the planned improvement must be resubmitted to the ACC.

**Appeals:** Decisions of the ACC are final, except that any member who is aggrieved by its decision may appeal to the Board of Directors. A two thirds vote of the Board of Directors is necessary to override the ACC.

**Enforcement:** Improvements erected or commenced without ACC action or despite and ACC decision to the contrary constitute violations. Upon written notice from the ACC, the improvement shall be promptly removed within 15 days. If not, the Association has the right through its agents and employee's to enter on the lot and do that necessary to remove the improvement and terminate the violation. The cost shall be assessed against the Lot wherein the violation occurred, and a statement for the amount shall be rendered to the Member/Owner, at which time the assessment shall become due and payable. A continuing lien upon said Lot may be enforced to insure the assessment is ultimately paid. MOREOVER; the Association has the further right through its agents, employee's or committee's to enter upon and inspect an Lot at any reasonable daylight hour for the purpose of ascertaining whether any violation exist. Such entry and inspection shall not be taken without a resolution of the ACC/Board of Directors, after reasonable notice to the Lot owner. Neither the Association, nor any such agent or employee shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

**COMMITTEE MEMBERS:**

Chairperson	Ms Besty Fanning 125 Stone Hollow Crossing Phone: 259-9245 email: oufanx3@cox.net
Vice Chairperson	TBD

Secretary

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Member

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