



# Villages Homeowners' Association, Inc.

18271 Singingwood Lane Flint, TX 75762 903-534-9060

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By action of the VHOA Board of Directors with an affirmative vote on August 21, 2012, determined the following “ACC Guidelines for Fences and Walls” shall be in effect and filed in the Smith County, Texas file of records.

## ACC Guidelines for Fences and Walls

1. All fence and wall projects shall be submitted to the Architectural Control Committee (ACC) and must be approved prior to construction, to be in compliance with Article VI of our VHOA Restrictions. Prior to the detailed project submission, the ACC will willingly provide any consultation as may be requested by the owner.
2. Project information to be submitted:
  - A. Name, and telephone, email contact information of owner,
  - B. Plotplan survey or sketch (sometimes a printscreen of the SCAD property map is useful, see: <https://www.smithcountymapsite.org/gallery/maps/> ) showing the address of project, shape and dimensions of lot(s), all existing residential/storage structures, telephone utility stubs or electrical service field cabinets, location and length of each run of fence or wall, and approximate (X) location of any trees over 2" diameter desired for removal,
  - C. Description of the fence or wall type, height and materials,
  - D. Anticipated completion date of project (ACC project approval may take 30 days).
  - E. Completed ACC Agreement of Liability.
3. Location: Fences and walls may be located as close as 1" from a property line; however, no fence or wall shall be closer to a street edge than 25', and adequate access shall be provided to service utilities and maintain drainage areas.
4. Styles: Fences or walls may be shrubs, galvanized chainlink (plain or vinyl covered), wooden privacy, or rustic rail. Other styles may be submitted and reviewed for harmony within its surrounding neighborhood. No fence or wall shall be painted.
5. Maximum height: No fence or wall shall be higher than six (6) feet.
6. Fence Supports: Posts shall be set into concreted postholes. Stone, brick or other types of masonry shall have proper internal supports and be provided with suitable reinforced concrete foundations.
7. Fence Materials: Posts to be suitable for ground-contact. All materials to be suitable for outside use and if needed, wood shall be treated to be weather-resistant. Nails, screws and other hardware to be suitable for outside use and shall be non-staining.
8. The 'formal side out to street' shall be a standard feature of all fence installations. Planks, chainlink, etc., shall be installed outside their supports on fence runs adjacent to streets.
9. The jobsite shall be kept reasonably clear of debris during all phases of construction. If it becomes necessary, the ACC will remove the debris and assess the owner's account.

(end)