



Villages Homeowners' Association, Inc.

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By action of the VHOA Board of Directors with an affirmative vote on February 19, 2013, determined the following "ACC Guidelines for Structures" shall be in effect and filed in the Smith County, Texas records.

ACC Guidelines for Structures

1. Details of any project for a structure (including a residence, garage, storage/utility shed, patio cover/enclosure, boat/RV enclosure, workshop, etc.) shall be submitted to the Architectural Control Committee (ACC) and must be approved prior to its construction or installation, and in compliance with Article VI of the 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 a sketch (sometimes a printscreen of the SCAD property map is useful, see: <https://www.smithcountymapsite.org/gallery/maps/> showing address of the project, shape and dimensions of lot(s), locations of all existing residential/storage structures, sewage process system, telephone utility stubs or electrical service poles/field cabinets, and approximate (X) location of any trees over 2" diameter desired for removal,
 - C. Description of the structure's purpose, design, dimensions, color and materials,
 - D. Anticipated completion date of project (ACC project approval may take 30 days).
 - E. Completed ACC Agreement of Liability.
3. Location: Structures shall not encroach onto the property easements (10 feet from any property line and located no closer to a street edge than 25 feet). The ACC must approve the location of any structure. Other than new homes, no structures shall be allowed on a lot not already included with an existing residence.
4. Design of Structures:
 - A. Structures containing living areas shall be single-family residences, designed as one building per lot and subject to the minimum sq.ft. restrictions in effect at the time of project submission.
 - B. Residences – nature, shape, height, materials to be in harmony with the surrounding neighborhood and designed in accordance with the appropriate ACC Building Packet. For general information regarding our Building Restrictions for new homes, refer to the VHOA website: www.vhoaoffice.com
 - C. Garages, Driveways – garages to be enclosed and provided with a concrete floor and a garage door; driveways are to be paved; unenclosed carports, or driveways of loose materials are not approved; appearance of garage walls and roof to match the residence.
 - D. Patio-Deck Covers/Enclosures - appearance of walls[5B] and roof to complement the residence; however, roof may be a metal architectural standing-rib roof design.
 - E. Storage/Utility Sheds – provide a durable floor; appearance of walls[5B] and roof to complement the residence; reinforced-vinyl or wooden kits are approved.
 - F. Workshops - provide a concrete floor; appearance of walls[5B] and roof to complement the residence.
 - G. RV/Boat enclosures – open covers are not approved; appearance of walls[5B] and roof to complement the residence.
 - H. Tents – are not approved, unless use is pre-approved for short-term special-events.
 - I. All structures shall be durable and long-lasting; plastic-sheet covered structures, or tent-like structures are not approved.
 - J. TV/Communications antennas - preferably located on a roof and shall not exceed 24" diameter. Masts higher than the residence, or strung-wire antennas are not approved.

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ACC Guidelines for Structures (cont'd.)

5. Materials:
 - A. All structures must be of new materials – used structures may not be placed on VHOA lots.
 - B. Walls – (1) Residences to have brick exterior walls. The suitability of fiber-cement Hardie-Board as a building material is not questionable; the VHOA simply requires the appearances of their houses to be brick, but some variance is provided in our Building Requirements, which can be accessed at our website. We acknowledge Hardie-Board is a more durable material than exterior painted wood for siding areas like the ends of gabled roofs. Some Hardi-Board walls are built with vertical batten strips; others are built with horizontal-lapped Hardi-Board planks. Other exterior walls (like entryways and porches) can also have Hardi-Board siding; however all new VHOA homes must have at least 40% of their exterior walls bricked or covered with a combination of stone and brick, and half of that must be placed on the front of the house. The Activites Photo Gallery on our website shows examples of combining various brick/stone/hardi-board materials.
(2) Other structures may have walls of textured external plywood siding with joint strips, or panels or horizontal-lapped planks of more suitable engineered materials such as LP SmartSide or fiber-cement Hardie-board, etc.
 - C. Exterior materials shall be durable and suitable for outside use; materials similar to plastic or fiberglass corrugated panels, or reinforced-fabric or plastic-sheeting are not approved. Wood shall be properly treated, stained or primed/painted to be adequately weather-resistant. Joints at exterior wood surfaces to be caulked and sealed before painting. Nails, screws, hardware and other exterior metal materials shall be non-staining.
 - D. Stone, brick or other types of masonry shall have proper internal wall supports and be provided with suitable reinforced concrete foundations.
 - E. All-metal buildings or covers are not approved for this residential community.
6. 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)