



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 July 16, 2013, determined the following "ACC Guidelines for Greenhouses" shall be in effect and utilized for designs of freestanding greenhouse projects.

ACC Guidelines for Freestanding Greenhouses

1. All freestanding greenhouse 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, the desired location of the greenhouse, locations of all existing residential/storage structures, and approximate (X) location of any trees over 2" diameter desired for removal,
 - C. Description of the greenhouse size, design and materials,
 - D. Anticipated completion date of project (ACC project approval may take 30 days).
 - E. Completed ACC Agreement of Liability.
3. Greenhouses shall not be used for commercial purposes.
4. Location: The greenhouse shall be located only on a lot (or combined lots) that contains a residence, and shall not encroach onto the property easements. A privacy fence or other approved visual obstruction between the greenhouse and the street shall be provided if the greenhouse is closer to the street than the back corner of the residence.
5. Design: Frames shall be constructed of long-lasting durable metal or rigid plastic material suitable for outdoor service (wood is not an approved material). The 'sun entry' panels shall be glass or UV-resistant rigid polycarbonate material (plastic-sheet or tent-like covers are not approved). Screws and other hardware to be suitable for outdoor use and shall be non-staining. The structure shall be suitably anchored and the entire frame and panels designed to withstand 50 mph winds.
6. Floors shall be durable (reinforced concrete slab, wood slats, brick/stone pavers or other approved materials) and designed to facilitate drainage.
7. Plumbing and electrical shall meet appropriate national codes.
8. A pre-build ACC inspection of actual materials, and a final project approval is required.
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)