

# THE VILLAGES HOMEOWNERS' ASSOCIATION, INC.

## Comments about New Home Construction

May 12, 2013

1. Additional information is provided on the VHOA website: [www.vhoaooffice.com](http://www.vhoaooffice.com)
2. Maintain the natural appearance of the property until the house construction project is formally approved. Do not begin any pre-construction dirtwork or terracing, or removal of any trees without prior Architectural Control Committee (ACC) approval; however, lots may be cleared of brush and debris. Trees with a trunk diameter of less than 2" may be removed without prior ACC approval, but notify the VHOA office prior to doing any brush clearout so appropriate notifications can be made.
3. ACC requirements in effect at the time of the construction project shall apply. Some of the VHOA residences were constructed over 40 years ago, and a few of those designs and construction practices used then have become outdated and are no longer approved (see ACC Guidelines for Structures).
4. Details, plans and specifications showing the nature, kind, shape, height, materials, and location of the new home shall be submitted to and require approval by the Architectural Control Committee for harmony of external design in relation to surrounding structures and topography.
5. No residence shall be erected on any Lots in The Properties other than one (1) single-family house, of which all living space shall be provided within the one structure, and shall include at least a two-car enclosed garage and a paved driveway constructed at the same time as the house they are intended to serve.
6. The floor area of the living space that is enclosed for heating and/or air conditioning (exclusive of the garage and any workshop or similar enclosed area) of any house shall not be less than as defined in Clarification 2 (see VHOA website).
7. Exterior walls of residences to be at least 40% of an approved brick/stone construction.
8. All-metal structures or unenclosed carports are not approved. Driveways shall be paved.
9. Property Easements are 10' and no structure is to be closer to edge of the street than 25'.
10. \$5,000 Standard Construction Fee, discounted as defined in Clarification 6 (see VHOA website).
11. Disregard any references to the TRCC (Texas Residential Construction Commission) inspections and fees; however all construction is subject to preliminary, intermediate and final ACC inspections. All construction to comply with National building codes.
12. Commercial electricity, water, and trash pickup services are available to our community. Natural gas service is not available; all-electric is common, however, underground propane tanks are approved.
13. Community sewer service is not available; each residence shall be owner-supplied with a State-approved waste-water treating/dispersal system. Contact the Upper Neches River Authority for requirements specific to lake-side lots.
14. Properties within the VHOA are subject to monthly assessments and member restrictions apply.
15. Contact the VHOA office at 903-534-9060 (or email [vhoaooffice@sbcglobal.net](mailto:vhoaooffice@sbcglobal.net)) for additional information.

(end)