

STONEGATE HILL AT WESTOVER HILLS HOMEOWNERS ASSOCIATION, INC.

Architectural Control Guidelines

Architectural Control: General

The Architectural Control procedures were established to help maintain the beauty and feeling of community in Stonegate Hill. The procedures are rooted in and supported by the deed covenants and by laws of the Community Association, however, their real strength lies in voluntary support and compliance with established standards.

Basically, the Architectural Control process deals with visible, external changes to your property and the uses to which it is put. The procedures are intended to maintain the property values by ensuring that no radical or jarring changes are made for one homeowner's expedience. The procedures are used to prevent one owner from damaging his neighbor's quality of life. The procedures are not intended to stifle creativity, or to prevent normal and harmonious use of one's own property. Stonegate Hill is a pleasant and attractive place to live; the architectural control procedures are part of the reason this is so.

The restrictions are not onerous. Compare them with the restrictions in other communities, and you'll find that Stonegate Hill's restrictions are relatively standard. Basically, one house per lot, used for residential purposes (no retail stores, auto repair lots, etc.); no structures built across the front setback lines, or across side lot setback lines; no barns, greenhouses, or excessively large storage sheds; no detached residences; no fences in the front of the house; no goats, poultry, or other livestock. All properties must be adequately maintained.

Most of the changes submitted to the Architectural Control Committee are routine. The most common proposals – fences, patios, decks, and outbuildings – are quickly approved. External maintenance, such as new roofs or siding, or new paint that blends in with the surrounding houses, does not even require approval.

Architectural Control Committee (ACC): Functions

The Architectural Control Committee was established by the Board of Directors, pursuant to the authority granted to the Board by the Declaration of Covenants, Conditions and Restrictions. The function of the Architectural Control Committee is to review all plans required to be submitted pursuant applicable articles of the Declaration of Covenants to determine if the exterior design and location of the proposed improvement is compliant with neighborhood standards and in harmony with surrounding structures and the topography of the subdivision.

All submissions must be reviewed by each member and approval/disapproval cannot occur until each member has had the opportunity to either vote or request further clarification. In the event an ACC member is absent for an extended period of time, the Board of Directors may act in a supernumerary capacity.

The Committee does not address itself as to whether proposed exterior changes are in compliance with Federal, State, County, or City regulations. Nor does the committee take responsibility for encroachment upon existing easements; this is the responsibility of the homeowner. If there are any questions on the legitimacy of a proposal, the committee will immediately contact the Board of Directors.

The Committee is directed to notify the Board immediately of requests which have aroused significant neighborhood objections as evidenced by written complaints. The Committee will also act against known violations of the Covenants and Restrictions – regardless of written complaints – by notifying the Board of Directors.

When the Committee does not approve plans submitted by a Stonegate Hill homeowner, a letter of disapproval will be sent to the homeowner. The Board of Directors will also be notified of such disapproval. The homeowner will have the right to appeal the actions of the Architectural Control Committee to the Board of Directors.

If the Architectural Control Committee fails to approve or disapprove plans within thirty (30) days after submission, approval will not be required by the Committee. This provision does not mean that a proposed change violating the Deed Covenants will be validated by the failure of the Architectural Control Committee to act. In effect, whether approved or not, **no improvement may**

exceed the standards as set forth in the Declaration of Covenants, Conditions and Restrictions.

How to Prepare & Submit a Set of Plans

During the planning phases and certainly prior to submission, homeowners should carefully review the applicable Articles in the Declaration of Covenants, Conditions and Restrictions, specifically Articles 4, 5, and 6 which cover Architectural Standards, Land Use Regulations, and Easements, respectively.

All requests to the Committee must contain a minimum of (1) a copy of the plat indicating the location(s) of the improvement(s) in relation to the dwelling and (2) detailed drawings or sketches of the proposed additions to include all dimensions (3) and a completed ACC application form stating what the desired change is, the homeowner's address and telephone number, lot and block number, and, as applicable, a description of the nature, color, kind, shape, height, materials, and location of the change or modification. In the case of fence installations, the application will reflect the location of the fence on the property in relation to the dwelling and the front lot line and the side street line.

Since the Committee reviews additions or changes for their architectural value in relationship to surrounding structures, more extensive drawings may be required for structures such as patio enclosures, storage sheds, retaining walls, swimming pools, etc.

Application packets for architectural approval must be submitted to the Committee in care of:

Stonegate Hill HOA

Spectrum Association Management

17319 San Pedro Suite 318

San Antonio, TX 78232

Or may be emailed via the Spectrum website www.spectrumam.com and Log In to your account. Go to Services and find the home improvement form. Request. Fill out the request and email to Spectrum Association Management.

Requests for architectural approval must be submitted not later than thirty (30) days prior to the time construction or modification is proposed to begin and **construction may not begin prior to receipt of Committee approval.**

Prior planning is the homeowner's responsibility; there are no "rush orders". Applicants will be contacted if additional information or clarification of the proposal is required. In addition, applicants will be provided with the Committee's findings within 30 days of the date of submittal.

If the application is disapproved, the reasons for disapproval will be transmitted to the homeowner in writing. Initially disapproved plans may be amended and resubmitted for reconsideration.

All homeowners must recognize that the purpose of architectural control is not to restrict or stifle the improvement of one's property. It is, however, necessary to ensure that exterior architectural changes are accomplished in the community within a framework that protects all homeowner's property rights and values. Although architectural control is enforceable by law, its success is predicated on the spirit of voluntary cooperation by each and every homeowner to ensure that Stonegate Hill will always be a desirable place to live.