

Architectural Control Committee When is ACC approval required?

At the request of the Holiday Park homeowners, this flyer is an effort to clarify when Architectural Control Committee review and approval is required. Nonetheless, the statements made herein are intended to constitute general guidelines and are not intended to be relied upon as a final determination of any circumstance within the authority of the Board of Holiday Park Homeowner Association or the Architectural Control Committee. Both the Board of the Holiday Park Homeowner Association and the Architectural Control Committee reserve the absolute right to enforce the provisions of the HPHA's Declarations of Covenants and Restrictions, and either the Board of the Holiday Park Homeowner Association or the Architectural Control Committee, depending on the inquiry, should be contacted for any actual determinations under the HPHA's Declarations of Covenants and Restrictions. The Board of Holiday Park Homeowner Association, (HPHA), *i.e.* the Circle Representatives from our eight circle streets, as well as the President, Treasurer, and Secretary generally compose the Architectural Control Committee, (ACC).

When HPHA homeowners maintain and improve their property, it helps all of us. The ACC exists to safeguard the appearance of HPHA. The ACC attempts to balance the wishes of the individual homeowner with the concerns of nearby neighbors, and the broader concerns for HPHA's overall property values.

ARTICLE VI. (from HPHA's Declarations of Covenants and Restrictions)

ARCHITECTURAL CONTROL COMMITTEE

No erection of structures or exterior additions or alterations to any building situated upon The Properties nor erection of or changes or additions in fences, walls, sidewalks, driveways, and concrete pads, and other structures shall be commenced, erected or maintained until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design, appearance and location in relation to surrounding structures and topography by an architectural committee which may consist of members of the Board of Directors, persons who are members of the Corporation, and qualified architects, planners, and builders, as designated by the Board of Directors of the Association. In the event said committee, or its designated representatives, fail to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, and if no suit to enjoin the addition, alteration or change has been commenced prior to the completion thereof, approval will not be required and this article will be deemed to have been fully complied with. Neither the members of such committee nor its designated representative shall be entitled to compensation for services performed pursuant to this Article.

As a general rule - repairs to, or in-kind replacements of, structures do not require ACC approval. If however, as a result of the repair/replacement, the structure is altered in any way, then ACC approval is required. Additionally, if the original structure was never approved by the ACC, its repair or replacement would require ACC approval. Permanent removal of a structure does not require ACC approval.

The following examples are meant as a guide and are not all inclusive. If you have questions or your situation is not covered below, please contact your Circle Representative.

- **Fences:** ACC approval is not required if the replacement fence is constructed with similar materials and its dimensions, (height and configuration), are similar to the original fence. Fences must be constructed so the fence posts are not visible from the street or common park area.
- **Roofs:** ACC approval is not required for a roof replacement, provided the roof line/configuration does not change.

- **Sprinkler system:** ACC approval is not required.
- **House painting:** ACC approval is not required, provided the paint color is similar to what existed before or compatible with the other homes in HPHA.
- **Landscape Planting:** ACC approval is not required for landscape alterations.
- **House or garage:** ACC approval is not required for internal modifications, however modification to your home or garage that alter the exterior, do require ACC approval. Such modification might include, but are not limited to, a room addition, adding a second story, adding a carport, porch, or deck, or enlarging or adding a window.
- **Driveway, patio, walkway, or street curb:** ACC approval is required for new construction, or a modification to what exists.
- **Sheds or other buildings:** ACC approval is required for new construction, or a modification to what exists.
- **Flagpole, pole mounted light, swimming pool, tree-house, or play structure:** ACC approval is required for new construction, or a modification to what exists.
- **Antenna or tower:** equal to or less than 6 feet does not require ACC approval. For example a small satellite dish where the support mounting and dish together do not exceed six feet does not require ACC approval. However, an antenna and/or tower greater than six feet does require ACC approval. HPHA's Protective Covenants specifically address antennas and towers:
Article VII - Protective Covenants, Section 14 - No antenna or tower, visible from off the property, greater than 6 feet in any dimension shall be erected upon any lot without prior approval from the Architectural Control Committee.

Submitting your plans to the ACC is a straightforward process. Typically for a minor project only a hand-drawn sketch is required. Such a sketch must indicate the height and other dimensions as well as the location or configuration on your lot, and the materials to be used for construction. For modifications/additions to a house or garage, more formal architectural or engineering drawings are required. Please contact a HPHA Board Member and/or your Circle Representative and provide them with drawings of your proposal. Prior to finalizing your plans you may wish to contact your Circle Representative and informally discuss your proposal. The ACC request/drawings need to be submitted in advance of the monthly HPHA Board meeting. You, the homeowner, are welcome to attend the Board meeting and present your plans yourself, or for small projects your Circle Representative can present your plans on your behalf.

Please note that ACC review is independent of any City of Dallas code requirements, or permits that may also be required. It is the homeowner's responsibility to deal directly with the City of Dallas to obtain any required permits. You may wish to keep this flyer as a reference; it is also posted on HPHA's website: www.hpha.org

Circle Representatives - 2008

Donna Buschardt - Mapleview
 Tony & Bo Bennett - Covewood
 Tom Greene - Havenrock
 Bea Aton - Daleport

John Kelley - Terrace Lawn
 Vas Vasanthkumar - Kingscrest
 Nancy Bamberger - Overmead
 Paul & Malia Irby - Regal Hill

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