

HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

Architectural Control Committee

acc@myhighpointranch.org

Minimum Construction Standards – General Information

The Architectural Control Committee has adopted Minimum Construction Standards for Improvements to Lots in High Point Ranch.

These Minimum Construction Standards are effective upon recordation in the Public Records of Rockwall County, and supersede any guidelines or standards which may have previously been in effect. Except as affected by these Minimum Construction Standards, all other provisions contained in the Declaration of Covenants, Conditions and Restrictions for High Point Ranch - Sections One and Two or any other dedicatory instruments of the Association shall remain in full force and effect.

Minimum Construction Standards have been developed to:

1. Organize the information provided in the Declaration of Covenants, Conditions and Restrictions as they apply to specific improvements.
2. Provide Minimum Construction Standards for Improvements noted, but not clearly defined, in the Declaration of Covenants, Conditions and Restrictions.
3. Provide Minimum Construction Standards for Improvements not noted in the Declaration of Covenants, Conditions and Restrictions.
4. Provide Rules and Regulations for Improvements to Lots.

The Architectural Control Committee provides the following services:

1. Preliminary Review of Proposed Improvements
2. Review of Applications for Improvements
3. Monitor Construction of Improvements for compliance
4. Corrective measures in response to complaints from the neighborhood
5. Final review of completed Improvements for return of Damage Deposits

Per the Declaration of Covenants, Conditions and Restrictions for High Point Ranch, Article IV:

No Building or other Improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design or exterior appearance thereof, (including, but not limited to, painting, staining or siding), or any addition or exterior alteration made thereto after original construction, or demolition or destruction by voluntary action made thereto after original construction, on any Lot in the Subdivision, until obtaining the prior written approval of the Architectural Control Committee. (4.01a)

The sole authority for determining whether construction plans and specifications for proposed Improvements are in compliance with the provisions of the Declaration as to quality and color of materials, drainage, harmony of external design and color with existing and proposed structures, and location with respect to topography, finished grade elevations and other relevant factors, rests with the Architectural Control Committee. (4.01b)

The Architectural Control Committee may from time to time promulgate an outline of minimum acceptable construction standards. Such outline will serve as a minimum guideline only and the Architectural Control Committee shall not be bound thereby. (4.05)

The Architectural Control Committee may be contacted at: acc@myhighpointranch.org