

HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

Architectural Control Committee

acc@myhighpointranch.org

Minimum Construction Standards for Consolidation or Division of Lots

The Architectural Control Committee has adopted the following Minimum Construction Standards for Consolidation or Division of Lots:

Consolidation of Lots:

1. Any owner of one or more adjoining Lots (or portions thereof) may, with prior written approval of the Architectural Control Committee, consolidate such Lots or portions of Lots into one building site by re-platting of the Lots or portions of Lots into a single Lot and recording in the Deed of Records of Rockwall County, Texas.
2. The side set-back lines along the common Lot lines shall be eliminated and shall thereupon be measured from the resulting side property lines rather than from the center adjacent Lot lines as indicated on the original plat.
3. Further, any utility easements along said common Lot lines shall be eliminated and abandoned provided such easements are not then being used for utility purposes.
4. Any such consolidated Lot must have a front building set-back line of not less than the maximum front building set-back line of all Lots in the same block.
5. The Lot owner shall provide a copy of the plat of the consolidated Lot as recorded with Rockwall County to the Architectural Control Committee.
6. Upon receipt of the copy of the plat of the consolidated Lot by the Architectural Control Committee, such consolidated Lot will be considered as one (1) Lot for purposes of the Maintenance Charge and Voting Rights as set forth in Article VI of the Declarations of Covenants, Conditions and Restrictions for High Point Ranch and the High Point Ranch By-Laws.

Division of Lots:

1. Any owner of a consolidated Lot may, with prior written approval of the Architectural Control Committee, re-subdivide the Lot into multiple building sites by re-platting of the Lot into multiple Lots and recording in the Deed of Records of Rockwall County, Texas.
2. A consolidated Lot may not be re-subdivided during or after construction of the Main Dwelling.
3. Individual Lots resulting from the re-subdivision of the consolidated Lot may not be less than the size of the original Lots as indicated on the original plat.
4. The side set-back lines along the common Lot lines shall be re-instated and shall thereupon be measured from the resulting side property lines.
5. Further, any utility easements along said common Lot lines shall be re-instated.
6. Any such re-subdivided Lots must have a front building set-back line of not less than the maximum front building set-back line of all Lots in the same block.
7. The Lot owner shall provide a copy of the plat of the re-subdivided Lots as recorded with Rockwall County to the Architectural Control Committee.
8. Upon receipt of the copy of the plats of the re-subdivided Lots by the Architectural Control Committee, such re-subdivided Lots will be considered as individual Lots for purposes of the Maintenance Charge and Voting Rights as set forth in Article VI Declarations of Covenants, Conditions and Restrictions for High Point Ranch and the High Point Ranch By-Laws.

The Architectural Control Committee reserves the right to grant a variance from these Minimum Construction Standards.

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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.

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

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