

HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

Architectural Control Committee

acc@myhighpointranch.org

Minimum Construction Standards for Excavation or Fill

The Architectural Control Committee has adopted the following Minimum Construction Standards for Excavation or Fill:

1. Excavation or Fill shall not commence until obtaining the prior written approval of the Architectural Control Committee. (4.01)
2. The digging of dirt, the removal of dirt from, or the addition of dirt to any Lot is expressly prohibited except as may be necessary in conjunction with ponds, landscaping, or construction of improvements on the Lot. (3.14)
3. Excavation or Fill cannot interfere with the established drainage pattern over the Lot from adjoining or other Lots. "Established drainage" is defined as the drainage which existed at the time that overall grading of the Subdivision was completed by the Developer. (3.13)
4. Excavation or Fill must include finish grade of the Lot to establish good drainage from the rear of the Lot to the front street or to the front and rear of the Lot as dictated by existing drainage ditches, swales, and Lakes. (3.13)
5. No Excavation or Fill shall be over or across any portion of any utility or drainage easement.
6. Any Fill dirt added to the Lot must be Clean Fill. Clean Fill is defined as uncontaminated natural soil, sediments, rock, or stone from quarries, banks, or borrow pits.
7. Construction material or debris may not be used as Fill or buried on the Lot.
8. With the prior approval of the Architectural Control Committee, the Lot owner may establish an alternate drainage plan for low areas by installing underground pipe and area inlets or by installing an open concrete trough with area inlets. (3.13)
9. Completion of Excavation or Fill is to leave the Lot in a finished condition to facilitate normal maintenance of the Lot. Excavation or Fill may not prevent maintenance of the Lot. (3.22)
10. See Minimum Construction Standards – Rules & Regulations.

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

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