

HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

Architectural Control Committee

acc@myhighpointranch.org

Minimum Construction Standards for Guest House

The Architectural Control Committee has adopted the following Minimum Construction Standards for the Guest House:

1. Construction of the Guest House shall not commence until obtaining the prior written approval of the Architectural Control Committee. (4.01)
2. No Guest House shall be located over, under, upon, or across any portion of any utility or drainage easement. (2.04)
3. Each Lot shall have no more than one (1) Guest House, to be used solely for residential purposes. (3.01)
4. The Guest House must have a minimum of 500 square feet of living area (heated and cooled) and a maximum of 50% of the square footage of the living area of the Main Dwelling. (3.01)
5. The Guest House may be built after or while the Main Dwelling is being built. (3.01)
6. The Guest House must be connected to the Main Dwelling by, at a minimum, a covered walkway if the aerobic septic system for the Main Dwelling is to be shared by the Guest House. Contact Rockwall County Environmental Health Coordinator (972-204-7600).
7. The Guest House may be separate from the Main Dwelling if the Guest House utilizes a separate aerobic septic system. Each aerobic septic system requires one and one half (1½) acres per Rockwall County. Lots of three (3) or more acres may have (2) separate Aerobic systems. Contact Rockwall County Environmental Health Coordinator (972-204-7600).
8. The Guest House is to be built to match the exterior of the Main Dwelling in design and materials. (3.01)
9. The Guest House and Main Dwelling combined may have attached or included garages for up to a maximum of five (5) vehicles. (3.01)
10. The Guest House must be placed on the Lot behind the front of the Main Dwelling. The building set back lines at the side and rear of each Lot shall be twenty five feet (25') from the property line, unless otherwise shown on the Plat of the Subdivision. (3.03)
11. The foundation of the Guest House shall consist of either concrete slab or pier and beam. However, the Architectural Control Committee may approve a different type of foundation when circumstances make it impractical to use one of the above foundations. (3.04)
12. All foundations are required to be engineered and designed by a licensed, registered engineer based on appropriate soils information taken from the Lot. Soils borings and soils reports by a qualified soil engineer are required for all Lots prior to such engineer's design of the foundation. (3.04)
13. Minimum finished slab elevation for the Guest House shall be twelve inches (12") above 100 year flood plain or twelve inches (12") higher than the crown of any down gradient roadway. (3.04)
14. The minimum finished slab elevation of the Guest House must also be a minimum of twelve inches (12") above the finished grade of the Lot at the foundation perimeter. (3.04)
15. All driveways shall be constructed of concrete and be completed within twelve (12) months from the setting of forms for the foundation of the Guest House. The driveway shall connect the pavement of the street or existing driveway with garages in the Guest House. (3.05)
16. If a separate driveway from the street is to be constructed to the Guest House, a county approved concrete reinforced pipe culvert shall be installed to cross any roadside drainage ditch. (3.05) Contact the Architectural Control Committee for size and specifications for the culvert and its' installation. The concrete reinforced pipe culvert is to be a minimum of 20'-0" in length.
17. The walkway to front door of the Guest House from the driveway is to be concrete or masonry.

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18. RCH Water Supply Corporation (972-722-3203) is to be used for water supply for household purposes. (3.07)
19. An aerobic type septic system is required, and may be shared with the Main Dwelling. (3.08)
Contact your septic system provider to confirm if the septic system is sized to accommodate both the Main Dwelling and the Guest House. Contact Rockwall County Environmental Health Coordinator (972-204-7600).
20. FEC - Farmer's Electric Cooperative (1-800-541-2662) is to be used for electric service. (3.09)
21. Improvements to the Lot 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. (3.13a)
22. Improvements to the Lot must include finish grade of the Lot to establish good drainage from the rear of the Lot to the front street or from the building site to the front and rear of the Lot as dictated by existing drainage ditches, swales, and Lakes. (3.13b)
23. A form board survey is recommended to determine proper placement of the Guest House.
24. A Damage Deposit of \$1,000.00 will be required with the completed application for the Guest House. (3.15e)
25. An Application Fee of \$225.00 will be required with the completed application for the Guest House. (3.16)
26. 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