

HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

Architectural Control Committee

acc@myhighpointranch.org

Minimum Construction Standards for Workshop, Barn, or Outbuilding

The Architectural Control Committee has adopted the following Minimum Construction Standards for a Workshop, Barn, or Outbuilding:

1. Construction of the Workshop, Barn, or Outbuilding shall not commence until obtaining the prior written approval of the Architectural Control Committee. (4.01)
2. The Workshop, Barn, or Outbuilding may be constructed on the Lot after or while the Main Dwelling is being built. (3.01)
3. The Workshop, Barn, or Outbuilding may not be used for residential purposes. (3.01)
4. No Workshop, Barn, or Outbuilding shall be located over, under, upon, or across any portion of any utility or drainage easement. (2.04)
5. The Workshop, Barn, or Outbuilding shall be located behind a line on the Lot set by the rear 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. (3.03)
6. Each lot shall have no more than two (2) structures (Workshop, Barn, or Outbuilding) in addition to the Main Dwelling and Guest House.
7. The Lot size shall provide scalable dimensions for the enclosed footprint/interior square footage allowance for any combination of (not more than 2 total) Workshop, Barn or Outbuilding to maintain community Harmony. The Building size being requested must be in proportion to the Main Dwelling and in harmony with properties of the community.
 - a. Lots from 2.0 to less than 3.0 acres support buildings around 1,500 square feet.
 - b. Lots from 3.0 to less than 4.0 acres support buildings around 1,900 square feet.
 - c. Lots of 4.0 acres and larger support buildings around 2,400 square feet.
8. The Workshop, Barn, or Outbuilding shall have a pitched roof of a color to match or complement the Main Dwelling.
9. The height of the Workshop, Barn, or Outbuilding shall not exceed 22'-0" at the highest point of the roof.
10. The exterior elevation of the Workshop, Barn, or Outbuilding facing the street in front of the Main Dwelling shall be constructed of masonry and other materials to match the front of the Main Dwelling.
11. The remaining three (3) exterior elevations of the Workshop, Barn, or Outbuilding shall be covered a minimum of 36" up from the foundation with masonry to match the Main Dwelling. The non-masonry and other surfaces of those same (3) elevations are to match the colors of the Main Dwelling.
12. Doors, Windows, Trim, and other building elements shall match the colors of the Main Dwelling.
13. A concrete driveway shall be installed to the Workshop, Barn, or Outbuilding if a vehicle is to be stored or placed in the structure. The driveway shall connect the pavement of the street or existing driveway with the Workshop, Barn, or Outbuilding.
14. If a separate driveway from the street is to be constructed to the Workshop, Barn, or Outbuilding, 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.

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15. The walkway to the door(s) of the Workshop, Barn, or Outbuilding from the driveway is to be concrete or pavers.
16. 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)
17. 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)
18. 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