

HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

Minimum Construction Standards for Service Yard

The Architectural Control Committee has adopted the following Minimum Construction Standards for a Service Yard:

1. Construction of the Service Yard shall not commence until obtaining the prior written approval of the Architectural Control Committee. (4.01)
2. The Service Yard may not be constructed until after the setting of forms for the Main Dwelling foundation. (3.01)
3. No Service Yard shall be located over, upon, or across any portion of any utility or drainage easement. (2.02)
4. The Service Yard is to be located behind a line set on the Lot by the rear of the Main Dwelling, and may not be located closer to the side or rear property lines than the building set back lines of twenty-five feet (25'), or as noted on the Plat of the Subdivision.
5. The Service Yard can be freestanding on the Lot, or the Service Yard may share the back of a Workshop, Barn, or Outbuilding.
6. The size of the Service Yard is not to exceed 500 square feet (500 SF), with no single side of the Service Yard to exceed thirty feet (30') in length.
7. The sides of the Service Yard are not to exceed 4'-0" in height.
8. The Service Yard enclosure, including the gate, may be constructed of painted or stained wood or similar composite material, to match or be compatible with the design, materials, and colors of the Main Dwelling, Workshop, Barn, and/or Outbuilding. The exterior face of these components is to be a minimum of 5.5" to a maximum of 9.5" in width, spaced a minimum of 1" to a maximum of 2" apart, in a horizontal or vertical application, as approved by the Architectural Control Committee.



Example "A"



Example "B"

Acceptable designs are not limited to the examples "A" and "B" provided. Other designs may be submitted that meet or are similar to the criteria as outlined above.

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Architectural Control Committee

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9. The Service Yard is not required to be paved.
10. The Service Yard cannot be covered.
11. Construction of the Service Yard 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)
12. Construction of the Service Yard 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)
13. See Minimum Construction Standards – Rules & Regulations.

Service Yard Definition and Use:

1. Equipment, materials, or items stored in the Service Yard shall be concealed from view of neighboring Lots, streets, or other property. (3.22)
2. Storage of any items that create a health hazard or public nuisance is prohibited.
3. The Service Yard is to be used for storage of materials or equipment related to normal residential maintenance requirements or incident to construction of Improvements on the owner's Lot. (3.22)
Normal residential maintenance includes, but is not limited to:
 - i. Prompt removal of all litter, trash, refuse, and waste
 - ii. Lawn mowing (not including natural vegetation areas)
 - iii. Tree and shrub pruning (not including natural vegetation areas)
 - iv. Maintenance of exterior lighting and mechanical facilities
 - v. Keeping lawn and garden areas alive, free of weeds, and attractive
 - vi. Keeping parking areas, walkways and driveways in good repair
 - vii. Complying with governmental health and policy requirements
 - viii. Repainting and repair of Improvements

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