

# HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

## Minimum Construction Standards for Walls and Fences

The Architectural Control Committee has adopted the following Minimum Construction Standards for Walls and Fences:

1. Construction of Walls and Fences shall not commence until obtaining the written approval of the Architectural Control Committee. (3.10, 4.01)
2. Walls and Fences may be built or installed after or while the Main Dwelling is being built. (3.10)
3. Walls, Fences, or Hedges may not be constructed or planted within or across any drainage easement as shown on the plat of the subdivision. (3.10)
4. Walls, Fences, or Hedges shall be within the property lines on the front, sides, and rear of the Lot. (3.10) The property line at the front of the Lot is seventeen feet (17') from the edge of the pavement of the street.
5. No Wall, Fence, or Hedge shall be more than six feet (6') high. (3.10)
6. Privacy Walls or Fences (defined as solid, without openings or breaks) are not permitted on any Lot. (3.10)
7. Walls and Fences must be constructed of 3 rail type wood or similar appearing synthetic materials, ornamental iron, pipe with rod or cable, or masonry, and must be in harmony with the neighborhood, and as approved by the Architectural Control Committee. (3.10)
8. No wire or chain link fences shall be allowed, except that welded wire fencing may be installed at the interior of a Wall or Fence for the purpose of enclosing an area for dogs. A Wall or Fence with welded-wire fencing installed for the purpose of enclosing an area for dogs may not be closer to the front of the Lot than a line set by the back half of the Main Dwelling. (3.10)
9. Driveway entrances may be constructed of masonry columns, ornamental iron, or similar materials in harmony with the Main Dwelling on the Lot, and as approved by the Architectural Control Committee. (3.10)
10. The Owner of any Lot upon which the Developer has constructed a Wall or Fence shall be responsible for the maintenance of said Wall or Fence.
11. Any Wall, Fence, or Hedge constructed or planted across any pipeline easement shall include a gate, gates, or opening sufficient to allow the pipeline company access along and use of said pipeline right-of-way or easement.
12. 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)
13. Improvements to the Lot to 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)
14. 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.

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Architectural Control Committee

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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](mailto:acc@myhighpointranch.org)