

# HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

Architectural Control Committee

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## Minimum Construction Standards for Greenhouse

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

1. Construction of the Greenhouse shall not commence until obtaining the prior written approval of the Architectural Control Committee. (4.01)
2. No Greenhouse shall be located over, under, upon, or across any portion of any utility or drainage easement. (2.04)
3. The Greenhouse must be no closer to the front of the Lot than 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 of the Subdivision. (3.03)
4. 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)
5. 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)
6. The Greenhouse shall be a maximum of 120 square feet and 10'-0" in height. A greenhouse that exceeds this maximum size and height will be subject to the Minimum Construction Standards for Workshop, Barn or Outbuilding.
7. The Greenhouse shall have a buried solid footing of concrete or treated lumber around the entire perimeter to minimize access by rodents or other animals and be securely fastened to the ground to prevent movement in high winds.
8. The Greenhouse shall be constructed of permanent long lasting materials. Glazing of the Greenhouse must include either glass, UV treated polycarbonate or clear acrylic plexi-glass walls to limit yellowing.
9. 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](mailto:acc@myhighpointranch.org)