

HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

Minimum Construction Standards for Loafing Shed

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

1. A Loafing Shed may be constructed for Livestock and Animals, as allowed in the Declaration of Covenants, Conditions and Restrictions, Section 3.20. The Loafing Shed is not to be used to store vehicles, equipment, or materials.
2. The Loafing Shed will be a maximum of 400 square feet, and up to 100 square feet of the 400 square feet can be enclosed as a storage/tack area. (The enclosed storage/tack area will contribute to the total allowed enclosed square footage for Workshop, Barn, Outbuilding, or Loafing Shed - See #9 below).
3. Construction of the Loafing Shed shall not commence until obtaining the prior written approval of the Architectural Control Committee. (4.01)
4. The Loafing Shed may be constructed on the Lot after or while the Main Dwelling is being built. (3.01)
5. The Loafing Shed may not be used for residential purposes. (3.01)
6. No Loafing Shed shall be located over, under, upon, or across any portion of any utility or drainage easement. (2.04)
7. The Loafing Shed 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)
8. Each Lot shall have no more than two (2) structures (Workshop, Barn, Outbuilding, or Loafing Shed) in addition to the Main Dwelling and Guest House,
9. The Lot size will determine a total enclosed footprint/interior square footage allowance for any combination of (not more than 2 total) Workshop, Barn, Outbuilding, or Loafing Shed:
 - a. Lots from 2.0 to less than 3.0 acres shall have a total allowance of 1,500 square feet.
 - b. Lots from 3.0 to less than 4.0 acres shall have a total allowance of 1,900 square feet.
 - c. Lots of 4.0 acres and larger shall have a total allowance 2,400 square feet.
10. The Loafing Shed shall have a pitched roof of a color to match or complement the Main Dwelling or existing Workshop, Barn, or Outbuilding.
11. The height of the Loafing Shed shall not exceed 16'-0" at the highest point of the roof, or the height of any other Workshop, Barn, or Outbuilding on the Lot, whichever is more restrictive.
12. Depending on placement on the Lot and the size and location of any enclosed area of the Loafing Shed, the exterior elevations of the Loafing Shed may be subject to the masonry "skirt" requirement as outlined in the Minimum Construction Standards for Workshops, Barns, and Outbuildings.
13. The exterior elevations of the Loafing Shed shall be materials and finishes to match the Main Dwelling or existing Workshop, Barn, or Outbuilding.
14. Doors, Windows, Trim, and other building elements shall match the colors of the Main Dwelling or existing Workshop, Barn, or Outbuilding.
15. A concrete walk/driveway to the Loafing Shed is Optional. If a separate driveway from the street is to be constructed to the Loafing Shed, a 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 installation. The concrete reinforced pipe culvert is to be a minimum of 20'-0" in length.
16. The Loafing Shed is to be removed if no Livestock or Animals, as allowed in the Declaration of Covenants, Conditions and Restrictions, Section 3.20, are being kept on the Lot.

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Architectural Control Committee

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17. 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)
18. 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)
19. 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