

ARCHITECTURAL CONTROL INSTRUCTION SHEET
For CONSTRUCTION OF NEW HOMES
To Be Built in Scenic Hills

PROCEDURE FOR OBTAINING APPROVAL:
ONLY FULLY COMPLETED APPLICATIONS WILL BE CONSIDERED FOR ACTION BY THE ACC)

Please read the attached Rules and Specifications as provided by the Architectural Control Committee. These rules are derived from the "Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Scenic Hills Community" dated November 20, 1995.

Detailed information contained in the Scenic Hills Covenants is available at the Scenic Hills Lodge "free of charge." The Schertz building regulations—a 29-page document—is also available "free of charge" from the Scenic Hills Lodge desk.

Prior to construction, the builder and owner must meet with the Architectural Control Committee to review these specifications, and the builder, owner, and Committee Representative will initial each item to indicate complete understanding and intent to comply.

The Architectural Control Committee, which acts on your requests, meets on the first Tuesday of each month. Applications should be submitted in a timely manner by the last Tuesday of each month enabling the Committee to make a site review (if necessary) before its meeting on the first Tuesday of the following month.

Submit the **completed, signed application** to the Architectural Control Committee. This can be accomplished by presenting these papers to the Lodge Personnel, who will date and initial your request and forward it to the Committee. You will be contacted concerning the time and date of your meeting with the Committee. The Chairperson or a duly appointed Committee member will take the application and visit the site to acquaint the Committee with the details of the planned new construction. This will provide information for discussion by Committee members concerning the application. During construction, a member of the Committee will visit the construction site from time to time.

Please date your application and retain a copy of all documents needed to support it.

PLEASE KEEP THIS SHEET FOR YOUR RECORDS

RULES & SPECIFICATIONS
For Construction of NEW HOMES
To Be Built In Scenic Hills

The following exhibits must be attached for Committee review:

- A. Site Plan Survey showing proposed construction (with elevation, plans and dimension), property lines (all sides), easements and building setback lines plus complete set of engineered drawings.
 - B. Drawings showing dimensions and all exterior materials to be used (brick, siding, roofing, etc. including color).
 - C. A landscaping plan must be submitted in detail and to scale. It must include the name of plants and trees and their usual size when fully grown.
1. All plans for new construction must be approved by the Architectural Control Committee.
 2. All new construction will comply with Schertz building codes. Contractors must secure necessary building permits from the City of Schertz. Periodic inspections will be made during construction.
 3. Plat survey must show house layout and all setbacks. Setback lines will be: 20 feet from the front property line - 5 feet on both sides. The rear setback shall be no less than 10 feet, more if the Committee deems it necessary. See EXHIBIT A.
 4. No house shall have more than two stories.
 5. Foundations must be of approved-engineered design and meet all local and state codes. Foundations shall have adequate elevation to provide for proper drainage but care MUST be taken to prevent drainage that could be harmful to adjoining properties. French drains, berms, or walls must be installed if there is no way to prevent drainage onto adjoining properties. Site plan must include drawing showing proposed drainage pattern.
 - a. No more than 12 inches of the cement foundation may show; the rest must be covered by brick or stone facing.
 6. The Architectural Control Committee must approve all external designs. The external design of new homes must be in harmony with the prevailing architecture of the community.
 - a. All exterior facings of the first floor must be of brick or stone, except for door and window openings and trim. Attached vertical posts or columns must also be of brick or stone unless stipulated otherwise, in writing by the Committee.
 - b. All exterior appurtenances such as shutters and chimneys must be in keeping with the prevailing mode of the community. Smokestacks must be enclosed in chases of brick, wood, or another material acceptable to the Committee.

- c. Boxed out or cantilever windows may be of other materials approved by the Committee, but cannot constitute more than 30% of the wall on which they are located.
 - d. Slope of the roofs shall not be less than two (2) inches per running foot. All roofs including any projection (bay, boxed or cantilevered windows) will be of a material approved by the Committee. Approved roofing material: asphalt/fiberglass shingles—Class A, 30-year warranty, fungus resistant. Roofing of other materials, including new energy saving materials, may be considered at the discretion of the ACC. Such applications shall include a sample or brochure.
 - e. Exterior paint colors must be approved by the Committee.
 - f. All gutters, soffit, and fascia shall be painted in a color approved by the Architectural Control Committee. Roof mounted objects such as ventilation fans, turbines, and skylight frames shall be painted in a color that, as closely as possible, matches the color of the roof. Painting of solar collection panels of solar powered devices is not required.
7. An application for pergolas/arbors may be submitted -- construction details must conform to specifications as shown in Exhibit B.
 8. All homes must be single family with a minimum of 1,400 square feet of heated and air-conditioned living area. No duplexes will be allowed. Two-car garages are mandatory—some owners may wish to expand space to provide for golf carts.
 9. No mobile homes, factory-built homes, carports, or shared driveways will be allowed. Existing shared driveways are exempted.
 10. This is an all-electric energy neighborhood. Any other type of fuel must be approved by the Architectural Control Committee.
 11. No freestanding structures, such as sheds or gazebos will be allowed on the home site or in the residential area.
 12. No wall, fence, hedge or other visible barrier may be erected or placed on any Lot in Scenic Hills Community, not to preclude electronic “fences” or devices for pet containment which are not visible on surface of the Lot.
 13. Sprinkler systems: See EXHIBIT C.
 14. All water, sewer, sprinkler, telephone and electric service must be in place before final grading and sodding. All utilities must be buried.
 15. Sidewalks and pole lights must be installed by the homeowner/contractor, and placed in the same relative position as those on adjoining properties.

16. General type and location of mailboxes must conform to those already existing in the community.
17. An application for placement of residential **composters** and/or **rain barrels** must be submitted addressing the guidelines as shown in EXHIBIT D.
18. A lot and unit will be assessed full Common Area and Lawn Fees, effective the first day of the month after the foundation is poured.
19. **It is the responsibility of the homeowner/contractor to keep the building site clean.** As soon as construction begins, a dumpster and port-a-potty must be on site. Any damage to roadways or the surrounding area resulting from building operations must be repaired by the homeowner/contractor. Contractor must show adequate general liability insurance to be in effect prior to beginning of construction. No trucks will dump concrete or other excess material or clean trucks within the confines of Scenic Hills.
20. No building materials or supplies (this includes dirt and lawn sod) shall be unloaded and left on the paved street or right of way. No trucks or trailer shall be left parked on any street other than during working hours. An orderly construction site must be maintained.
21. No heavy construction equipment is to be operated at site after dark or before daylight.
22. All plans must be in compliance with these restrictions, i.e. quality of material, harmony of external design with existing and proposed structures, as to location, with respect to topography and finish grade elevation.
23. Satellite dishes are permitted in accordance with FCC Rules, recognizing and adhering to acceptable restrictions as set forth in amendments to the Amended Amended and Restated Master Declaration of Covenants and Restrictions for Scenic Hills Community Association, Article V, Page 10, Section 12.
24. No signs shall be displayed on Lots with the exceptions as set forth in the amended Article IV, Page 6, Section 4, of the Amended and Restricted Master Declaration of Covenants, Conditions and Restrictions for Scenic Hills Community. Rules addressing the display of political signs are regulated by code adopted from state law.
25. Lamppost to be installed by owner will conform with other lampposts in Scenic Hills.
26. All projects must be completed within six months after foundation has been poured.

AFTER approval of application by Scenic Hill Architectural Control Committee, contact the office of the Schertz Building Official (Leonard Truitt) at 1400 Schertz Parkway. Telephone (210) 619-1750 to receive instructions for securing the necessary permits

NOTE: No construction shall encroach upon an easement, violate a set back or alter existing drainage patterns.

The undersigned understand and agree to comply with the above "Rules & Specifications" during the construction phase and through completion of the home construction described on the attached application. The "Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Scenic Hills Community, dated November 20, 1995, will prevail in the event of a conflict with these rules.

Builders signature _____ Date: _____

Homeowners signature: _____ Date: _____

Received By (Initial) _____ Date Received _____

**APPLICATION FOR ARCHITECTURAL CONTROL COMMITTEE APPROVAL
NEW CONSTRUCTION**

(REQUIRED FOR ALL NEW CONSTRUCTION ON ANY SCENIC HILLS PROPERTY)

OWNER/BUYER: _____ **DATE SUBMITTED** _____
PRESENT ADDRESS: _____ **PHONE** _____
ADDRESS OF PROPOSED CONSTRUCTION: _____
LOT AND BLOCK NO.: _____
NAME OF BUILDER _____ **PHONE** _____
ADDRESS OF BUILDER _____
COMPANY NAME, POLICY NO. AND DATES OF BUILDERS GENERAL LIABILITY INSURANCE:
NAME: _____ **POLICY NO:** _____ **EFFECTIVE DATES:** _____

Briefly describe the proposed construction _____

Applicants Signature _____

COMMITTEE USE ONLY

COMMITTEE ACTION (circle one): APPROVED NOT APPROVED CONDITIONAL
COMMENTS:

BY: _____

Date: _____

COPIES TO: Owner
 Contractor
 Architectural Control Committee
 Lodge

“EXHIBIT A”

**SET BACKS
TYPICAL BUILDING LOT AT SCENIC HILLS
street curb
front property line**

front limit of house - 20 ft. back from property line

**HOUSE MUST BE
BUILT WITHIN
THESE BOUNDS**

**rear lot set back
not less than 10 ft. without
Architectural Committee
approval**

minimum set back of 5 ft. between each side of house to property line

“EXHIBIT B”

PERGOLAS SPECIFICATIONS

Structure must be attached to the house.
(To be situated on a patio or deck.)

MATERIAL: Red Cedar or Redwood

Posts: 4" x 4"

Lintel: 4" x 6" or 4" x 8"

Rafter: 4" x 6"

Purlin: 2" x 2"

Height: Minimum - 8 feet; Maximum - 10 feet

Width: Minimum - 10 feet; Maximum - 14 feet (Side connected to house)

Length: Minimum - 12 feet; Maximum - 16 feet

“EXHIBIT C”

**SCENIC HILLS LAWN SPRINKLER
SPECIFICATION**

A proposed plan for placement of sprinkler systems must be submitted to the Lawn Committee before that construction is begun. In addition, a schematic must be furnished to the Scenic Hills Lodge upon completion of installation. Water will be provided on a routine basis for the location after receipt of the schematic.

Lodge Maintenance Personnel will oversee and co-ordinate installation of all sprinkler systems. All sprinkler systems MUST adhere to the following requirements.

1. Each home must have an independent sprinkler system with individual shut off valves. The water supply line to the system must have a lockable quick close ball-type brass valve installed.
2. All spray heads installed in grass areas that are too small for rotaries, must be Toro 570C 4" pop up. Any head installed by a sidewalk, driveway or home foundation slab must be 4" away from it. 30 ft. rotary spray heads may be installed in backyards.
3. Spray heads installed in shrub beds by sidewalks must be Toro 570 6" or 12" with risers tall enough to spray over shrubs at all other places. Heads installed between new and existing homes shall be staggered and nozzles adjusted or replaced so there are no over watering.
4. If rotaries are used, they must be Nelson 6000 series - installed 6-8" away from sidewalks, driveways and foundation slabs of the home. Spray and rotary heads must be installed using poly nipples.
5. Zone valves must be Toro brand and installed in a 6" valve box.
6. Controller installed must be Irritrol brand.
7. Wiring must be UF 14 gauge installed under ground from valve to location of controller. Power cord to controller must be installed in a conduit to breaker box.
8. Pipe used for lateral lines must be Class 160 or Class 200. Pipe used for mainline must be Schedule 40, 1 1/4" or larger, if needed. Pipe to be sized as to number of gallons per minute water flow, not to exceed 25 gallons on any 1" valve. Depth of ditches - 8 to 10" normal, not to exceed 14". Above spec may differ according to location.
9. All heads and valve boxes will be raised or lowered to the height of the finished sodded yard and according to the planting of shrubs.
10. All parts used must be interchangeable with parts used by Scenic Hills. This is REQUIRED for purposes of maintenance. Scenic Hills WILL NOT assume responsibility for maintenance and repair of sprinkler systems if parts other than those specified are used.

(continuation of Exhibit C)

11. Lot Owner and Contractor are responsible for repair or relocation of any underground pipes or lines (electrical, telephone, sprinkler, water, etc.) damaged by them during installation of sprinkler system.
12. An "as built" schematic will be furnished to the Scenic Hills Lodge Office upon completion of the job with all lateral lines, main line, valves and head locations shown. Valve locations will be measured off to 2" points.

Resident Acknowledgment

The following grasses are recommended by the City of Schertz.

Drought Tolerant Grass

- | | | |
|---------------------------|---|----------------|
| 1. Buffalo Varieties | - | Full Sun |
| 2. Blue Grama | | |
| 3. Bermuda Varieties | | |
| (a) Tifway | - | Full Sun |
| (b) 419 | | |
| 4. Zoysia Varieties | | |
| (a) JaMur Zoysia | - | Full Sun |
| (b) Crowne Zoysia | - | Full Sun/Shade |
| 5. Floratam St. Augustine | - | Full Sun/Shade |
| 6. Palmetto St. Augustine | - | Full Sun |

“EXHIBIT D”

SCENIC HILLS COMPOSTER AND RAIN BARREL GUIDELINES

COMPOSTERS:

- 1. Type and Size:**
 - a. Round “Bin” type, not to exceed 36" in diameter and 36" in height.**
 - b. Square Bin, not to exceed 36" X 36" X 30" High.**
 - c. Rectangular Bin, not to exceed 36" x 30" x 30" High.**
 - d. It is preferred that all composters be commercially made.**
- 2. Material:**
 - a. HDPE (food grade) plastic housing.**
 - b. Natural Cedar (not painted or stained).**
 - c. Wire Bins must be made of heavy gauge steel wire. Bin frame pieces are to be 4 gauge, mesh panels are to be 11 gauge.**
- 3. Color: Composters will be made of natural cedar, dark green or black.**
- 4. Location: Due to Scenic Hills Community Association prohibition of fences – composters are to be located at the back of the house on the homeowner’s patio. If the property does not have a patio, the location of the composter will be placed at the rear of the house in a location approved by the Scenic Hills Architectural Control Committee in agreement with the homeowner. It is to be placed on a 4' X 4' concrete slab.**
- 5. Shielding: The composter must be shielded by a 36" high screening of a vinyl or plastic type appropriate for A/C units. It is recommended that where practical, the screening be “portable” for easy access to the unit.**
- 6. Material recommended to be composted: Vegetation including grass clippings, leaves, brush, sawdust, wood chips, raw vegetables or fruit, peelings or rinds, left over cooked vegetables, and coffee grounds.**
- 7. Items recommended NOT to be composted: No human or animal excrement, no greasy foods, no dairy products, no meat products (to include chicken or turkey products), no scraps, no bones, no fat or suet, and no egg shells.**
- 8. COMPOSTER AND/OR COMPOSTED MATERIAL WILL NOT EMIT AN OFFENSIVE ODOR.**
- 9. When a property owner sells his/her home, they will remove any composter on their property before closing on the sale of the home.**

(continued on next page)

(continuation of "Exhibit D")

RAIN BARRELS:

- 1. Type: Wood "whiskey barrel" or commercially made plastic standard barrel.**
- 2. Size: Not to exceed 36" in height and 26" in diameter and 60 gallons in capacity.**
- 3. Material:**
 - a. A whiskey barrel must be made of oak.**
 - b. A standard made rain barrel will be made of HDPE (food grade) plastic or UV protected material polyethylene plastic.**
- 4. Color:**
 - a. A whiskey barrel will be made of natural oak.**
 - b. A standard rain barrel will be white.**
- 5. Type of Construction: Barrels must be sealed (closed design) and have a filter system.**
- 6. Location: At the rear of the house accessible to an existing down spout placed on a 36" concrete slab.**
- 7. Shielding: The rain barrel must be shielded by a 36" high screening of a vinyl or plastic type appropriate for A/C units. It is recommended that where practical, the screening be "portable" for easy access.**
- 8. When a property owner sells his/her home, they will remove any rain barrel on their property before closing on the sale of the house.**