

**APPENDIX A**  
**NTAC RULES/REGULATIONS**  
**ARTICLE 3, SECTION 3.06**  
**HOUSE SPECIFICATIONS**  
(May 17, 2022)

The intent of this specification is to provide a guide to assure a standard of building quality and appearance which reflects the series of the North Texas Airstream Community. All questions regarding interpretation of these specifications shall be brought to the attention of the Building Committee. A Building Committee decision may be appealed to the Board of Directors for a final decision.

1. All design and construction will be in strict accordance with the following:
  - a. This specification,
  - b. Federal Housing Administration (FHA) Residential Codes, and
  - c. City of Hillsboro codes and regulations.

In the event of a conflict, this specification shall take precedence.

2. Directions “right” and “left” are as viewed from the front street while facing the lot. All driveways shall be on the right side of the lot. The building line on the right side shall be permitted to extend to the property line, provided the drip line falls within the property.

An area shall be provided on the right side for a present or future enclosure to house a trailer or motor home. This mandatory space shall measure thirteen feet (13’) or more from the right property line and shall extend from the front street to the rear property line.

The building line on the left side shall be set back at least eight feet (8’) from the property line. This 8’ wide space, extending from the front street to the rear property line, shall be considered an easement which may be used for drainage, buried utilities, emergency access or other uses. No permanent structures such as fences, ground-mounted air conditioning units, trees or other such obstacles shall be located in this easement.

The rear building line shall be set back at least fourteen feet (14’) from the rear property line.

The front building line shall be set back at least fourteen feet (14’) from the front street property line. No part of a permanent foundation may extend beyond these building lines. In addition, the front building line of any garage, shelter, porch or other permanent structure connected to the front street by a present or future driveway shall be set back a minimum of twenty feet (20’) from the front property line.

3. Each house shall have at least 1,000 square feet of centrally heated or air-conditioned area as measured from the outside of the perimeter walls. No house or outbuilding shall exceed one story

in height. All houses shall be of wood-frame construction with brick veneer or approved equal material on all exterior walls adjacent to the air-conditioned living space.

All bottom plates in contact with the slab or foundation shall be pressure treated.

All windows and glass doors shall be double-glazed. All exterior walls and ceilings shall be adequately insulated.

Mobile, pre-fabricated, kit built or similar homes are strictly prohibited.

4. All roofs shall utilize 25-year fiberglass, laminated shingles or better, with a class-A fire rating. Metal roofs, if used, shall be as durable and maintenance-free as the standard roof. Wood shingles are unacceptable.
5. **FENCES** – Permanent fences shall be strictly prohibited, except in special circumstances whereby Board Approval of a Variance is granted. Any variance-approved fence must meet specified guidelines as directed by the NTAC Building Committee. Temporary “pet enclosures” are allowed.
6. It is the owner’s responsibility to assure the exterior of all structures remain in an “as new” or otherwise acceptable condition and appearance as determined by the Building Committee. It is therefore highly recommended that maintenance-free materials, such as vinyl or aluminum siding, be used in lieu of conventionally painted surfaces wherever possible.
7. Garages or shelters for trailers, motor homes, tow vehicles, etc. may be constructed of the same materials as the house, or may as an alternate, be of pre-approved welded steel construction with approved painted siding. All painted siding shall be provided with a written twenty (20) year warranty from the manufacturer. All such buildings shall be open on the front and at least one (1) side to a height of no less than fifty-four inches (54”) to afford natural ventilation in the event of leaking gases from pressurized tanks or systems.
8. Any village shareholder may be asked to serve on the Building Committee since it is comprised of volunteers who will consult and advise only. Individuals serving on this committee assume no responsibility for quality, thoroughness, or correctness of design and/or timely construction.
9. Prior to beginning any construction, one copy of all plans and descriptions shall be submitted in written form to the Building Committee for approval and safe keeping. It is the obligation of the owner to call attention to any deviations and exceptions and to assure that the working contractors follow these specifications, since it shall be the owner’s responsibility to tear out and replace/correct any deviation following construction.
10. This specification may be revised from time to time.