



Hidden Springs Ranch Homeowners Association  
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**Dear Homeowners and Renters,**

**The Hidden Springs Ranch Homeowner's Association Board of Directors works hard to ensure that Hidden Springs Ranch is a great place to live for your family! One of the main concerns of homeowners is the lack of enforcement of our deed restrictions. The Architectural Control Committee (ACC) has met to discuss our covenants and violations. Please take a few minutes and review your "Declaration of Covenants, Conditions and Restrictions." This information can be found in the packet which you should have received at closing. Please pay close attention to the following areas.**

**ARTICLE 1.8 UTILITIES:** *The ACC requires that existing "...control boxes, valves, connections, utility risers or refilling or refueling devices (i.e. propane tanks) shall be completely landscaped with shrubbery so as to obscure their visibility from the streets (and neighbors)." Future propane tanks will be required to be installed underground.*

**ARTICLE 1.9 CONSTRUCTION REQUIREMENTS:** *"...the exterior wall area of each residence...shall not have less than 75% brick, brick veneer, stone, stone veneer, or stucco construction." Hardiplank and similar materials do not count towards said 75%. Roof composition material color "...must be black or slate."*

**ARTICLE 1.10 LANDSCAPING:** *"Any and all plans for the landscaping of front yard and of side yards not enclosed by solid fencing, including alterations, changes or additions there to, shall be subject to the written approval of the Architectural Control Committee. Weather permitting, each Lot shall be fully landscaped within ninety (90) days after occupancy of the residence constructed thereon. Each Lot Owner shall be responsible for maintaining his own landscaping in a healthy condition..." The ACC defines the term "fully landscaped" as such: all front and side lawns be seeded or sodded with a short grass; all above described utilities (Article 1.8) to be completely covered in shrubbery; entire front foundation (and sides facing street for corner lots) to be landscaped as to conceal it from street view year round. A hand drawn and described landscape plan is acceptable.*

**ARTICLE 1.11 FENCES:** *"No fence, wall or hedge shall be erected on any Lot without the prior written approval of the Architectural Control Committee and the design of and materials used in the construction of fence shall be subject to the prior written approval of the ACC..." A hand drawn and described plan is acceptable.*

**ARTICLE 1.16 TEMPORARY STRUCTURES AND VEHICLES:** *"...Any truck, bus, boat, boat trailer, mobile home, camp mobile, camper, or any vehicle other than a conventional automobile shall, if brought within the Property, be stored, placed or parked within the garage of the appropriate Lot Owner and concealed from view from adjoining Lots, common property, or public streets..."*

**ARTICLE 1.17 PARKING:** *"No vehicles shall be parked or driven on any landscaped areas of the development, including, but not limited to yards or Common Area..."*

**ARTICLE 1.22 PETS:** *"No Lot Owner shall permit or maintain any farm animals on the Lot. Lot Owner shall be permitted to maintain up to three dogs and three cats on the Lot. Such animals shall be under the Lot Owner's control at all times and shall be maintained in fenced areas, in the residence or on a leash. No Lot Owner shall permit any animals to roam unrestrained through the subdivision.*

**We all want to be good neighbors. So, if you are in violation of any deed restriction and do not have written approval, please make plans to promptly comply.**

**Thank you,**

**HSR Architectural Control Committee**