

APPENDIX A
NTAC RULES/REGULATIONS
ARTICLE 3, SECTION 3.06
VILLA SPECIFICATIONS
(June 6, 2025)

1. These specifications are outlined to ensure that quality buildings be built in the park. The Board of Directors must approve any variance. The fact that a variance has been granted does not mean the same variance will be automatically approved for any other lot. Each variance must be approved separately. All building plans must be approved by the Building Committee before construction is begun. Members will furnish the NTAC office with a signed copy of the NTAC “Contractors and Members Affidavit”.
2. **SLAB** – slab dimensions must be in accordance with attached detail. Take care to ensure any pier holes will not pierce underground utilities. Setback of patio from the front of the slab will be a minimum of sixteen feet (16’) in clear. Slab will be engineered by a registered engineer and be at least four inches (4”) thick with smooth finish. No rough or washed pebble finish is authorized. Concrete will have a minimum of 5 sack mix (3000# break). Slab will have a beam around the perimeter at least one foot (1’) wide with a depth of at least one foot (1’) below grade. Slab will be reinforced with 3/8” reinforcing bar which will be tied in squares not to exceed eighteen inches (18”) on each side. Beams will require 5/8” reinforcing bar. It is suggested that a plastic vapor barrier be used. Any enclosed area will be raised one-and-a-half to four inches (1½ – 4”) above the slab to prevent water seeping under the wall. Maximum length of the lower floor enclosed living area will be forty feet (40’) with full extension to the front of villa, thirty-one feet (31’) without extension, measured from the rear slab line forward toward the street. Maximum length of the upper floor enclosed areas on the RV side will be forty feet (40’) with full extension to front of villa, thirty-one feet (31’) without extension. The RV parking side of the villa to have at least thirty-six feet (36’) free area for RV parking, as shown on slab plan. The upper floor enclosed area on the non-RV side of the villa can run the full length of the structure.
NOTE: Second floor above the RV parking can be enclosed for additional storage, mechanical, or living quarters if sufficient height is left for a trailer. Dimension allowances should be sufficient for trailer approach and departure angles.
3. **CARPORT EXTENSION** – Ten model drawings are approved for carport, patio, RV parking area extensions. The side walls will be no lower than two feet (2’) above the slab 1/7/2002. Materials will have the same metal and paint specifications and matching colors as the original villa. The front corner will be a minimum of nine inches (9”) from the villa-edge of the gutter. The drip line will not extend onto adjacent property. Any overhead doors will be constructed so they will not rattle nor make noise in the wind. A professional certified contractor will do the construction work. The corner posts will be anchored to a minimum of two 5/8” to 3/4” diameter j-bolts set in the concrete. The concrete will be a minimum of twelve inches (12”) diameter and two feet (2’) depth from top of slab, or down to rock.

4. **STRUCTURAL MEMBERS** – All structural supports, framing, siding, and roof will be made of steel. Exterior steel support columns will be a minimum of 14-gauge, four inches (4”) square.
5. **SIDING & WINDOWS** – Siding will be a minimum of 26-gauge steel. Siding must be factory finished with a 20-year warranty on paint film. **IMPORTANT:** Copy of the manufacturer’s warranty must be supplied to the owner and NTAC office. Siding colors will be white or earth colors, or grayed pastels. No bright or intense colors are acceptable. Window Awnings will be of the same material and color as the siding and will not extend more than twenty-four inches (24”) horizontally from the building.
6. **ROOF** – The roof will be white or Galvalume™.
7. **PAINT** – Absolutely no paint may be applied by spray, including airless, on NTAC site.
8. **HEIGHT, DOORS & WINDOWS** – Ridge height above finished floor will not exceed twenty feet (20’). Exterior doors will be made of steel or steel clad. Exterior windows will be made of metal or vinyl clad. Garden windows, bay windows, or A/C will not extend more than fifteen inches (15”) horizontally from the building.
9. **PIPING** – No exterior piping other than propane piping is allowed. Water piping in slab will be of copper with no joints.
10. **PROPANE** – Tanks will be placed at the rear of the building and will not exceed one-hundred-fifty gallons (150gal) capacity. The tank will be set two feet (2’) inboard from the extended sideline of the slab and three feet aft (3’) of, and parallel to, the structure (see drawing). The distance from the discharge from relief valve, vent discharge, and filling connection to exterior source of ignition, and opening into direct-vent appliances, and mechanical ventilation air intakes must be at least 10 feet, and five feet for non-ignition source vents (6/16/2025). An alternate tank of vertical design, 120gal capacity, is approved; no minimum distance from structure is required^{1/7/2002}. 150-gallon capacity tanks will not be filled to exceed 70%. 120-gallon vertical tanks will not be filled to exceed 85% capacity.
11. **BUILDING CODE REQUIREMENTS** –All construction, including plumbing and electrical, shall meet City of Hillsboro building codes.
12. **ELECTRICAL POWER** – Electrical use, including villa and RV combined, will not exceed 30Amps if using the original NTAC park power. The use of conduit is strongly encouraged for all underground wiring. Exterior conduit can be used as necessary to convert from park power to the nearest TXU power transformer behind the villa, which should be done if total power usage is to exceed 30 amps.
13. **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.