

APPENDIX A
NTAC RULES/REGULATIONS
ARTICLE 3, SECTION 3.06
RANCH STYLE VILLA ON TWO ADJACENT LOTS SPECIFICATIONS
(May 17, 2022)

1. These are **minimum additional** specifications to “APPENDIX A, NTAC RULES/REGULATIONS ARTICLE 3, SECTION 3.06, Villa Specifications” set forth to help ensure that quality, dual lot, villas be built in the park. Any variance must be approved in writing by the Board of Directors or their appointed representatives. All building plans must have approval of the Board or their representatives before construction is begun.
2. These specifications are for new construction villas only, and do not include modifications or additions to existing villas on an adjacent lot.
3. All new dual lot villas will be constructed as a single story with a maximum roof height of twenty feet (20’). There will be no Cape Cod style high-pitch roof. The directions “right” and “left” are as viewed from the front street while facing the lot.
4. Building materials and colors will be the same as those for single villas.
5. **SLAB/FOUNDATION/AIRSTREAM PORT** – Due to the larger area of the foundation slab, it shall be engineered by a registered engineer. The angle of the slab to the street will be the same as single lot villas. The slab may include one or two steps in elevation to conform to the slop of the two lots and in a similar angled appearance as single lot villas.
6. The building line on the right side, including the roof drip line, shall be set back at least five feet (5’) from the right lot’s right property line.
7. The building line on the left side, including the roof drip line, shall be set back at least ten feet (10’) from the left lot’s left property line.
8. The living space building line on the street side, including the roof drip line, shall be set back at least sixteen feet (16’) from the street. The corner for an Airstream Port and Auto Parking area may touch the street with its closest corner. The cement drive in & out of the Airstream Port and Auto Parking area will be flush with the street.
9. A corner of the living space building line on the lot’s back side, including the drip line, shall be at least nine feet (9’) from the rear lot line.
10. The Airstream Covered Port shall be up to eighteen feet (18’) wide, forty-five feet (45’) deep, and have an interior ceiling height of fourteen feet (14’). The Airstream Port is preferred to be on the right side of the villa, but may be in the center or left side with consideration to the slope of both lots.
11. The new villa’s electricity will most likely exceed 60 amps, requiring it to be connected directly to the closest TXU power transformer behind the villas.
12. **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.