

APPENDIX A - NTAC RULES/REGS, ARTICLE 3, SECTION # 3.06
NTAC HOUSE SPECIFICATIONS
Approved by NTAC Board of Directors on 21 February 2011

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 this specification 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
 - c. City of Hillsboro codes and regulations

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

2. The 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 13 feet 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 8 feet from the property line. This 8 foot 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 and other such obstacles shall be located in this easement.

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

The front building line shall be set back at least 14 feet 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 any other permanent structure connected to the front street by a present or future driveway shall be set back a minimum of 20 feet from the front property line.

3. Each house shall have at least 1000 square feet of centrally heated and 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 and all exterior walls and ceiling shall be adequately insulated.

Mobile, prefabricated, kit built or similar homes are specifically prohibited.

4. All roofs shall utilize 25 year, fiberglass, laminated shingles or better with a class A fire rating. Metallic roofs if used shall be as durable and maintenance free as the standard roof. Wood shingles shall be unacceptable.
5. Fences shall be specifically prohibited.
6. It is the owner's responsibility to assure that the exterior of all structures remains 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 20 year warranty from the manufacturer. All such buildings shall be open on the front and at least one side to a height of no less than 54 inches to afford natural ventilation in the event of leaking gasses from pressurized tanks or systems.
8. Any village shareholder may be asked to serve on the Building Committee since it is composed 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 or otherwise correct any deviation following construction.
10. This specification may be revised from time to time.

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