

Welcome!

The Spicewood at Bullcreek Home Owners Association (HOA) welcomes you to our neighborhood. Attached you will find information about the neighborhood and a current copy of the Declarations of Covenants and Restrictions.

Membership in the HOA

As a homeowner, your membership in the association is mandatory and automatic. Members have one vote per household. You are subject to the Association By-laws, Deed Restrictions and Covenants. This includes an annual assessment of \$26.00, due and payable on or before January 1 for the ensuing year. If you do not pay the assessment on time, penalties can be assessed. The By-Laws and the Declarations of Covenants and Restrictions detail the creation and operation of the association. Your title company should have given you a copy of these documents at your closing. If you need a copy of the “original” document, you can request them from the Travis County clerk.

Architectural Control

Our neighborhood has an Architectural Control Committee (ACC) that is tasked with making sure our neighborhood remains an attractive and pleasant place to live. If you are thinking about building or putting up any structure in your yard including, just as examples, sheds, tennis or basketball courts, swimming pools, batting cages, etc., the HOA covenants require that you contact the ACC, submit an application, and receive ACC permission prior to beginning any work.

HOA website and contacts

Please visit: <http://www.spicewoodbullcreek.org>

You will find useful information about our neighborhood including contact information for the Board of Directors.

President	president@spicewoodbullcreek.org
Vice President	vicepresident@spicewoodbullcreek.org
Secretary	secretary@spicewoodbullcreek.org
Treasurer	treasurer@spicewoodbullcreek.org
Architectural	architecture@spicewoodbullcreek.org
Website	webmaster@spicewoodbullcreek.org

Activities

Annual Meeting

The Annual Meeting is (usually) held on the second Wednesday of January each year. All residents are urged to attend. At this meeting, all business of the previous year is reported and a new Board of Directors is elected. In previous years, guest speakers have been asked to enlighten the attendees on current neighborhood events.

Quarterly Board Meetings

The Board meets quarterly in the evening, usually at the Pickfair Community Center. Election of Officers takes place at the first Board Meeting of the new year. All residents are welcome to attend.

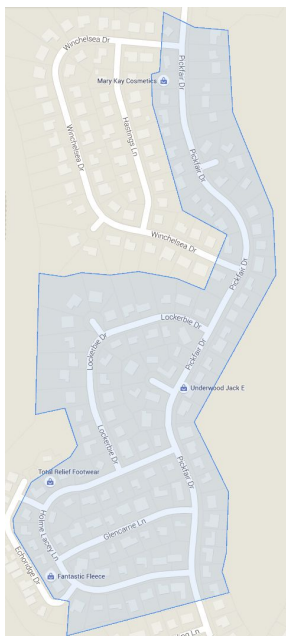
Spring Fling or Fall Family Social

The Spring Fling is usually held in the spring before it gets too hot. Occasionally this family social event is held in the fall, usually late October. This allows neighbors to “meet ‘n greet” and to associate faces with names.

Holiday Decorations

Each year, Spicewood at BullCreek and surrounding neighborhoods decorate their streets by having each home decorated by at least one Texas pine. The trees are normally strung with 50 large, multicolored light bulbs. The HOA contracts with an outside group (most recently with the Boy Scouts) to supply our neighborhood with Christmas trees. The Boy Scouts distribute the trees. After the holidays, the City collects the trees as part of the weekly collections.

HOA Boundary



SPICEWOOD AT BULLCREEK HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE-PROJECT INFORMATION FORM

Adopted August 2015

(* required items)

*Applicant Name: _____ *Hm Ph: _____

*Address: _____ WK Ph: _____

*Email: _____ Cell Ph: _____

*Approval Requested (Please circle)

Fence Replacement (Exact)	Landscaping, walkways	Room/Garage Addition
Fence-NEW	Irrigation	Deck or Patio
Pool	Storage/Accessory Building	Deck/Patio Cover
Playscape	Solar Panel Installation	Other repairs or additions

*2. Please Describe Project and requested timing: (attach extra sheets as needed for a complete description)

*3. Does this project require a permit from the City of Austin? _____. If so, please provide a copy of the permit application/approval.

*4. Provide plans and specifications to depict the work to be undertaken *{submit all, as applicable}*:

- (a) A plot plan showing the location and dimensions of the existing and proposed improvements;
 - (b) Structural design, exterior elevations, exterior materials, colors, textures, and shapes of all improvements to be made;
 - (c) All exterior illumination including location and method of illumination.
 - (d) Existing and finished grades at lot corners and at corners of proposed improvements; and
 - (e) Provision for drainage with cut and fill detail if change in lot contour is involved.
-

*4. Neighbors:

Address:

Notice to Homeowner:

The authority of the Architectural Control Committee (ACC) is derived from Article 8 of the Declarations of Covenants and Restrictions (Revised (3/1/2015) for Spicewood at Bull Creek, (the Restrictions), which states: **“No dwelling, wall, fence or other structure shall be placed upon any Lot until the plan therefore and the plot plan have been approved in writing by the Architectural Control Committee, or by an appointee of the Architectural Control Committee.”** This information form will greatly assist the ACC in determining the approval or disapproval for this project.

It is the strong recommendation of the ACC that, before any work is begun, a conversation outlining the proposed project be held with all adjacent neighbors, providing a copy of this form. ALL projects should be discussed with all neighbors whose property adjoins your property, and the names and addresses of these neighbors should be included above.

Homeowner acknowledges that all repairs, additions or improvements must be constructed in accordance with the requirements set forth in the Restrictions in addition to any guidelines adopted by the Association or ACC from time to time. In addition, all projects must be constructed in accordance with the laws, rules, regulations and building codes of governmental authorities having jurisdiction. Approval of this application does not constitute approval by any governmental authority.

Approval of this project does not give Homeowner the right to enter upon the property of any other owner or any common area in order to perform the construction contemplated.

The Homeowner is solely responsible for ensuring that proposed improvements do not encroach upon a public utility easement located on the Property. Homeowner acknowledges that in the event an improvement encroaches upon a public utility easement located on the Property and a public utility provider requires access to such easement, Homeowner may be required to remove such improvements to the extent they interfere with use of the public utility easement. Homeowner hereby releases the Association, ACC, and each of its Directors, Officers, committee members, and agents from and against any liability caused or occasioned by the location of such improvements or construction.

A copy of the Restrictions is posted on the community web page at <http://www.spicewoodbullcreek.org>. If you do not have access to the internet, you may order a copy from the SWBC HOA at Box 201386 Austin, TX 78720. You may be charged a fee for copies.

* Homeowner Signature: _____ Date: _____

SUBMIT THIS FORM TO: SPICEWOOD AT BULLCREEK HOMEOWNERS ASSOCIATION, PO Box 201386 Austin TX 78720 **OR** e-mail to: architecture@spicewoodbullcreek.org (plans and documents not suitable for e-mailing can be provided under separate cover; please indicate the availability of such plans in your e-mail)

The completed form will be reviewed by the Architectural Control Committee. Contact the committee with any questions.

For ACC Use Only:

Complete Project Information received-Date: _____

Action ---Date: _____

Approved _____ Disapproved _____ With Conditions _____

Project approved with the following conditions:

Project disapproved at this time with the following comments: