

The Estates at Hunters Chase

Architectural Committee

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The Estates of Hunters Chase Board of Directors has appointed members to the Architectural Committee (AC), as provided by *The Estates at Hunter's Chase Declaration of Covenants, Conditions, and Restrictions*, which is on file at the Williamson County Courthouse. The function of the AC is to monitor the aesthetic appeal of the neighborhood in an effort to maintain or increase property values of the homes in this neighborhood. The Homeowner Information Book you should have received at the closing of your home describes in detail the covenants, conditions and restrictions of improvements, additions, outbuildings, etc.

The role of the AC is to review and make decisions upon requests and variances for improvements to the property in the neighborhood. All storage sheds, outbuildings, gazebos, covered porches, fences over 6 feet in height, basketball goals, or any other improvement as defined by Section 1.14 require written approval before construction can commence. Variances may be granted by the AC. Please review Section 2.09 for variance specifications.

Per Section 2.09, all improvements must be evaluated and approved by the AC. This includes, but is not limited to, pools, outbuildings, house paint color, roof shingle material and color, number of outbuildings, etc. The homeowner must obtain written approval from the AC prior to commencing construction, and the project will be subject to inspection by the AC upon completion. We realize that some construction has already begun. Those plans should be submitted immediately and will be subject to approval by the AC.

Association Manager:

Jack Baker: PO Box 92649, Austin, Texas 78709, 288-2376 or fax 288-2389

Process for submitting plans:

1. Drawings, plans, and specifications must be submitted to Jack Baker, not AC members. A form has been designed to assist the homeowner to establish what is needed for submission to the AC. This form is ready for use now. The detail required by the AC will vary depending on the complexity and scope of the improvement or new construction.
2. The AC will meet twice per month to evaluate each request submitted. It may need to review the site and plans/drawings/specifications in greater detail with the homeowner. We intend to do this as quickly as possible, but the process may take up to two weeks.
3. Within two weeks after first review of the request, the AC will send the applicant a response (letter or email) to inform the applicant of the results. The AC will explain which sections of the project are approved, not approved (if any), and the requirements for future approval.
4. Resubmissions must complete the same process to seek approval.
5. After the project is complete, the homeowner is responsible for obtaining final approval from the AC to ensure that the project was completed per the application's specifications.

Temporary Structures & Construction of Improvements – Section 5.09

We have received many requests for clarification of this section, so here are a few general guidelines for outbuilding construction.

1. The surface area of the pad in which the outbuilding is placed should be less than or equal to 120 square feet.

2. The building must be located in an area that is completely enclosed by a 6-foot privacy fence.
3. Any outbuilding (or other improvement) over 6 feet in height will require written approval by the AC. Visibility from the street will be the primary reason in rejection of the application.
4. The exterior and roofing of the outbuilding should be constructed of the same or visually similar materials and painted, stained or color-coded to match with the main residence and/or existing structures in the yard. Material and color must be approved by the AC.
5. The homeowner is responsible for meeting state and local building codes, etc.

Other Areas of Concern

These are mostly reminders of current restrictions, plus some additions we expect to enact in the near future.

1. All improvements may be subject to neighbor approval. Depending on the improvement, the AC may ask the neighbors opinions regarding visibility, noise, etc., associated with the improvement.
2. Athletic and Recreational Facilities (Section 5.18). Portable basketball goals shall not be left in the street or other visible areas when not in use. Permanent basketball goals will require AC approval. We will consider goals that meet the following requirements: single black metal pole, clear backboard, located perpendicular to the street, not attached to any building, no torn, ripped or chain nets, and removable if possible.
3. Fences (5.13). Repair, replacement and additional fences shall be constructed using the same size and type fence pickets as when new (6' x 4" x 3/4" cedar). Any other material, size, color, etc will need to be approved by the AC.
4. Rubbish and Debris (Section 5.04). Trash and containers must be stored out of sight when not set out on collection day.
5. Maintenance of Lawns and Plantings (Section 5.16). Homeowners shall water their lawn during the summer months to maintain a green, weed-free landscape. Homeowners are required to make reasonable efforts to minimize and eliminate weeds, fire ants, and any other unsightly landscaping from visible areas. A border, as approved by the AC, is required separating the lawn and other landscaping areas.
6. Mobile Homes & RVs (Section 5.12). Visitors' RVs may be parked on driveways for a period of 24 hours in a seven day period. If an extended stay is desired, please see a Director or AC member for a permit. RVs may not be parked in the street and should not block the sidewalk.
7. Drainage Easements (Section 3.03). Any construction under six feet in height in fully enclosed fenced areas that could effect drainage, or that is specifically addressed in any other restriction listed in the Homeowner Information Book (for example, pools, sport courts, etc.), will need approval by the AC.
8. Unsightly Articles; Vehicles (Section 5.11). Any skinning, cleaning or gutting of dead animals within visibility of any neighbor or visitor is strictly prohibited.
9. Antennae; Satellite Dishes; Solar Collectors (Section 5.01). The location and size of satellite dishes should be consistent with Section 5.01 of the covenants and must be approved by the AC.
10. Vehicles (Section 5.11). Vehicles should never block the sidewalk when parked. No vehicles may be parked overnight for more than 2 consecutive nights on any roadway within the property. Residents may not keep more than 2 vehicles visible from any other portion of the property in excess of 72 hours in a seven day period. Vehicles should not be parked on the street for more than 48 hours in a seven day period and should not block the sidewalk.
11. Nuisance; Noise; Lights (Section 5.05). Mowing, edging, trimming, or operation of any loud equipment is not permitted between the hours of 8:00 p.m. and 8:00 a.m.