

6607306 28 2813 157

**ABREGO LAKE HOMEOWNERS ASSOCIATION INC.**  
**Request for improvement and reply form**

Lot Owner \_\_\_\_\_

Lot Number \_\_\_\_\_ Unit Number \_\_\_\_\_

Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_ Cell \_\_\_\_\_

Owner/Builder is responsible for compliance with all of the HOA/CCR/ACC building requirements.

Approval requested for (attached 1 full set of detailed construction plans):

\_\_\_\_ New House      \_\_\_\_ Detached Garage or Carport      \_\_\_\_ Fence

\_\_\_\_ Driveway      \_\_\_\_ Other (please describe) \_\_\_\_\_

Start date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

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**FOR ACC USE ONLY:**

Request:      \_\_\_\_ Approved      \_\_\_\_ Approved with conditions      \_\_\_\_ Denied

If request approved with conditions, state required conditions below:

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If request denied, state changes required for request to be reconsidered for approval:

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**Committee Member** \_\_\_\_\_ **Date** \_\_\_\_\_

**Committee Member** \_\_\_\_\_ **Date** \_\_\_\_\_

Revision 1: Aug 2018

**NOTICE OF FILING OF  
DEDICATORY INSTRUMENTS OF  
ABREGO LAKE HOMEOWNERS ASSOCIATION, INC.**  
Revised August 22, 2018

STATE OF TEXAS     S  
COUNTY OF WILSON S

KNOW ALL MEN BY THESE PRESENTS:

Notice is hereby given to all persons with any interest in or claim to any parts of the property with Abrego Lake Subdivision that said property is subject to the attached dedicatory instruments, to wit:

1. Architectural Guidelines- Units 1 to 4
2. Architectural Guidelines – Unit 5 to 8

The foregoing constitute some but not all of the dedicatory instruments of the Association.

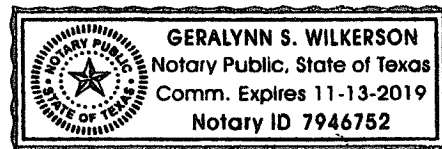
By their signature below the President and Secretary of the Association certify that the attached documents are dedicatory instruments of the Association.

Thus executed 22 day of August, 2018

Abrego Lake Homeowners Association, Inc.

By: Ronald Allan Brooks  
Ronald Allan Brooks, Its President

Attest:  
By: Keith W. Wildes  
Keith Wildes, Its Secretary



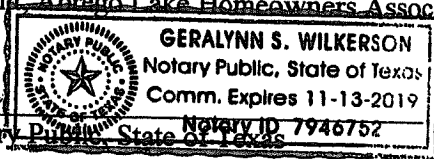
*Gerallynn S. Wilkerson*

STATE OF TEXAS S

COUNTY OF WILSON S

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Ronald Allan Brooks, President, Abrego Lake Homeowners Association, Inc., on the date of execution set forth above

*Geraldyn S. Wilkerson*

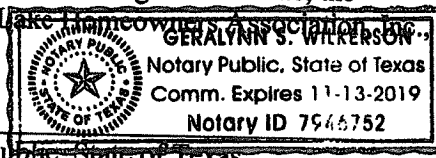


STATE OF TEXAS S

COUNTY OF WILSON S

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Keith Wildes, Secretary, Abrego Lake Homeowners Association, Inc. on the date of execution set forth above.

*Geraldyn S. Wilkerson*



*FW*  
**AFTER FILING AND RECORDING RETURN TO:**  
Abrego Lake Homeowners Association  
P.O. Box 780428  
San Antonio, Texas 78278-0428

## ATTACHMENT B

### ABREGO LAKE HOMEOWNERS ASSOCIATION, INC. ARCHITECTURAL CONTROL COMMITTEE ARCHITECTURAL DESIGN GUIDELINES

Units 1 to 4

Article V of the Declaration of Covenants, Conditions, and Restrictions for the Abrego Lake Subdivision ("Declaration") states "No building, fence, wall, outbuilding, driveway, flatwork or other structure or improvement shall be erected, altered, added onto, placed or repaired on any lot in the Subdivision until the complete plans including site plans, floor plans depicting room sizes and layouts, exterior elevations, any other plans or information deemed necessary by the ACC for the performance of its function ("Required Plans"), are submitted and approved in writing by the ACC as to the conformity and harmony of exterior design with existing structures in the Subdivision, the location with respect to topography, existing trees, and finished elevation, and apparent conformity with the requirements of this Declaration."

Pursuant to Article XII of the Declaration, this document and related exhibits shall serve as the Architectural Design Guidelines for the Subdivision. These guidelines do not supercede, invalidate, or otherwise nullify any covenant, condition, or restriction contained in the Declaration, but rather provide guidance and clarification regarding the architectural design, ACC approval, and construction of lot improvements. The ACC reserves the right to add to, delete from, or further clarify any provision contained herein in its sole discretion, provided however that such changes may not cause a conflict with the Declaration.

**APPROVAL OF IMPROVEMENTS:** To receive approval for improvements to a Subdivision lot, the Owner shall submit the following to the ACC:

- 1) A completed Request for Improvement and Reply Form – See Exhibit 1.
- 2) The Required Plans:
  - a. Two complete sets of construction plans prepared on a minimum 1/4" scale. One of these sets will be retained in the ACC records for the lot, the other will be returned to the Owner after review. For dwelling or other structural improvements, the plans must contain a floor plan depicting room sizes and layouts, exterior elevations depicting type of finish, and a plan or statement indicating the foundation type.
  - b. Two copies of a site plan for the proposed improvement(s). This plan must show the location of existing and proposed improvements to the lot and denote any trees to be removed for construction. Also, the location of any garage doors or carport entries must be noted. Hand drawn site plans are acceptable, however they must be to scale.

Initialed for Identification Buyer \_\_\_\_\_ Seller \_\_\_\_\_

- 3) Any other documents or items the Owner or the ACC deems appropriate to aid in obtaining approval. Examples might include pictures, products samples, product reviews, etc.

Within thirty days after submittal of the above, the ACC shall notify the Owner in writing whether construction of the proposed improvement has been approved, approved with conditions, or denied. Submittal of the above in a complete and orderly manner MAY result in a faster response. Missing or incomplete items WILL delay the ACC response beyond thirty days.

**CONSTRUCTION REQUIREMENTS / USE RESTRICTIONS:** Articles VI and VII of the Declaration address the specific requirements concerning construction, use, and maintenance of dwellings and other structures in the Subdivision. The following guidelines, listed by the applicable Section of the Articles, will assist you in fulfilling these requirements:

- 1) Section 6.01 Dwellings
  - a. When determining compliance with minimum square footage requirements, air-conditioned space will be used for the living area calculation.
  - b. All dwellings must be connected to an approved and properly permitted septic system. Permitting and approval are handled locally by:  
Wilson County Health and Public Safety Office  
2 Library Lane, Suite 4  
Floresville, TX 78114  
830-393-7346
  - c. All dwellings must be connected to the water and electrical systems of the Subdivision. Current providers for these services are:
    - i. Water – Oak Hills Water Supply Corporation  
6646 US Hwy 181 North  
Floresville, TX 78114  
830-393-7739  
See Exhibit 2 for related fees.
    - ii. Electrical – Floresville Electric Light and Power System (FELPS)  
1400 Fourth Street  
Floresville, TX 78114  
830-216-7000  
Contact FELPS for pricing and deposit requirements.

- 2) Section 6.03 Garage and Carport Entries – Garage and carport entries for residential dwellings must be on the side or rear of the structure. For corner lots, the garage or carport entry may face a side lot line even though that lot line may

front a street. Garage and carport entries for outbuildings may be on the front of the structure provided that the structure is set back at least 40 feet from the front of the residential dwelling and at least 100 feet from the front lot line. The ACC reserves the right to regulate and determine, in its sole discretion, the positioning of any garage or carport entry.

- 3) Section 6.04 Masonry – The basic masonry requirement is that 75% ( or all side and front facing walls of the exterior must be constructed of rock, brick or stucco. While stucco may be used, at least 40% of the masonry requirement must be met with rock or brick. In other words, when using stucco in meeting the masonry requirement, at least 30% (40% of 75%) of the exterior of the dwelling must be constructed with rock or brick.
- 4) Section 7.03 Fences – All fences must be constructed with new materials and approved in writing by the ACC. Fences that impede the free flow of water in natural drainage channels or 100-year flood prone areas will not be approved. Barbed wire fencing is not allowed. Field fencing or chain link fencing may be used provided such fencing does not extend forward from the front plane of the dwelling as determined by the ACC in its sole discretion.
- 5) Section 7.13 Driveways – Driveway permitting is handled locally by the Wilson County Health and Public Safety Office (see above for phone number). Driveways accessing streets within the Subdivision must be at least ten feet wide and be paved from the street to the dwelling. Acceptable paving materials are:
  - a. Concrete with broom, pebble, washed, stained and/or stamped finish.
  - b. Type C HMAc asphalt (“hot mix”).
  - c. Two-course surface treatment (commonly referred to as chip-seal).
  - d. Masonry pavers such as brick or flagstone provided however that they are professionally installed in a manner that will prevent unsightly settling and growth of vegetation or weeds in or on the driveway.

Use of any other paving material must be approved in advance by the ACC. Paving materials that allow the infiltration or growth of vegetation or weeds will not be allowed. Road base, pit run, fly ash, and cement stabilized sand are acceptable for driveway sub-base, however their use for the final paved finish will not be allowed.

Driveways installation must not alter or impede storm water drainage, particularly in the Wilson County right-of-way. Culvert requirements are administered by the Wilson County Health and Pubic Safety Office. If required, culverts must be corrugated metal pipe, reinforced concrete pipe, or corrugated plastic drainage pipe. Minimum size is 12 inch diameter and safety end treatments must be installed with a slope no greater than 3 to 1.

Driveways for dwellings must be completed no later than six months following the commencement of the home construction as defined in the Declaration. When constructing speculative homes, Builders (as defined in the Declaration) may request approval from the ACC to extend the six-month period and defer construction of the dwelling driveway until a buyer has executed a sales contract on the dwelling. If such extension is approved by the ACC, the Builder shall cause the driveway to be constructed prior to closing of the sale. The intent of this guideline is to allow homebuyers flexibility in determining the final paving material.

- 6) Swimming Pools – Swimming pools that have any portion of the swimming area installed above ground swimming must be completely screened from street view with either landscaping or fencing meeting the requirements of the Declaration and these guidelines.

I have received and read a copy of these Architectural Design Guidelines and a copy of the Declaration of Covenants, Conditions, and Restrictions for the Abrego Lake Subdivision. I agree to comply with these guidelines and the Declaration and to apply for and receive written ACC approval prior to constructing any improvements within the Subdivision.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

**ABREGO LAKE HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL CONTROL COMMITTEE  
ARCHITECTURAL DESIGN GUIDELINES  
FOR ABREGO LAKE SUBDIVISION UNIT 5**

Article V of the Declaration of Covenants, Conditions, and Restrictions for the Abrego Lake Subdivision ("Declaration") states "No building, fence, wall, outbuilding, driveway, flatwork or other structure or improvement shall be erected, altered, added onto, placed or repaired on any lot in the Subdivision until the complete plans including site plans, floor plans depicting room sizes and layouts, exterior elevations, any other plans or information deemed necessary by the ACC for the performance of its function ("Required Plans"), are submitted and approved in writing by the ACC as to the conformity and harmony of exterior design with existing structures in the Subdivision, the location with respect to topography, existing trees, and finished elevation, and apparent conformity with the requirements of this Declaration."

Pursuant to Article XIII of the Declaration, this document and related exhibits shall serve as the Architectural Design Guidelines for the Subdivision. These guidelines do not supercede, invalidate, or otherwise nullify any covenant, condition, or restriction contained in the Declaration, but rather provide guidance and clarification regarding the architectural design, ACC approval, and construction of lot improvements. The ACC reserves the right to add to, delete from, or further clarify any provision contained herein in its sole discretion, provided however that such changes may not cause a conflict with the Declaration.

**APPROVAL OF IMPROVEMENTS:** To receive approval for improvements to a Subdivision lot, the Owner shall submit the following to the ACC:

- 1) A completed Request for Improvement and Reply Form – See Exhibit 1.
- 2) The Required Plans:
  - a. Two complete sets of construction plans prepared on a minimum 1/4" scale. One of these sets will be retained in the ACC records for the lot, the other will be returned to the Owner after review. For dwelling or other structural improvements, the plans must contain a floor plan depicting room sizes and layouts, exterior elevations depicting type of finish, and a plan or statement indicating the foundation type.
  - b. Two copies of a site plan for the proposed improvement(s). This plan must show the location of existing and proposed improvements to the lot and denote any trees to be removed for construction. Also, the location of any garage doors or carport entries must be noted. Hand drawn site plans are acceptable, however they must be to scale.

Initialed for Identification Buyer \_\_\_\_\_ Seller \_\_\_\_\_



- 3) Any other documents or items the Owner or the ACC deems appropriate to aid in obtaining approval. Examples might include pictures, products samples, product reviews, etc.

Within thirty days after submittal of the above, the ACC shall notify the Owner in writing whether construction of the proposed improvement has been approved, approved with conditions, or denied. Submittal of the above in a complete and orderly manner MAY result in a faster response. Missing or incomplete items WILL delay the ACC response beyond thirty days.

**CONSTRUCTION REQUIREMENTS / USE RESTRICTIONS:** Articles VI and VII of the Declaration address the specific requirements concerning construction, use, and maintenance of dwellings and other structures in the Subdivision. The following guidelines, listed by the applicable Section of the Articles, will assist you in fulfilling these requirements:

- 1) Section 6.01 Dwellings
  - a. When determining compliance with minimum square footage requirements, air-conditioned space will be used for the living area calculation.
  - b. All dwellings must be connected to an approved and properly permitted septic system. Permitting and approval are handled locally by:  
Wilson County Health and Public Safety Office  
2 Library Lane, Suite 4  
Floresville, TX 78114  
830-393-7346
  - c. All dwellings must be connected to the water and electrical systems of the Subdivision. Current providers for these services are:
    - i. Water – Oak Hills Water Supply Corporation  
6646 US Hwy 181 North  
Floresville, TX 78114  
830-393-7739  
See Exhibit 2 for related fees.
    - ii. Electrical – Floresville Electric Light and Power System (FELPS)  
1400 Fourth Street  
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Contact FELPS for pricing and deposit requirements.
- 2) Section 6.03 Garage and Carport Entries – Garage and carport entries for residential dwellings must be on the side or rear of the structure. For corner lots, the garage or carport entry may face a side lot line even though that lot line may

front a street. Garage and carport entries for outbuildings may be on the front of the structure provided that the structure is set back at least 40 feet from the front of the residential dwelling and at least 100 feet from the front lot line. The ACC reserves the right to regulate and determine, in its sole discretion, the positioning of any garage or carport entry.

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- 4) Section 7.13 Driveways – Driveway permitting is handled locally by the Wilson County Health and Public Safety Office (see above for phone number). Driveways accessing streets within the Subdivision must be at least ten feet wide and be constructed of concrete from the street to the dwelling.

Driveways installation must not alter or impede storm water drainage, particularly in the Wilson County right-of-way. Culvert requirements are administered by the Wilson County Health and Pubic Safety Office. If required for a lot, culverts must be corrugated metal pipe, reinforced concrete pipe, or corrugated plastic drainage pipe. Concrete safety end treatments must be installed with a slope no greater than 4 to 1 on all culvert pipes.

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Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Initialed for Identification Buyer \_\_\_\_\_ Seller \_\_\_\_\_

## ATTACHMENT B

### ABREGO LAKE HOMEOWNERS ASSOCIATION, INC. ARCHITECTURAL CONTROL COMMITTEE ARCHITECTURAL DESIGN GUIDELINES FOR ABREGO LAKE SUBDIVISION UNIT 8

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Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Initialed for Identification Buyer \_\_\_\_\_ Seller \_\_\_\_\_