

**HELOTES PARK TERRACE, PLANNED UNIT DEVELOPMENT  
ARCHITECTURAL STANDARDS BULLETIN  
DECEMBER 10, 2001**

On this the 10 day of December, 2001, the Board of Directors for the HOA for Helotes Park Terrace, Planned Unit Development, pursuant to Section 2.2(C) (6) of the "Covenants, Conditions and Restrictions for Helotes Park Terrace Planned Unit Development" filed of record at Volume 6990, Pages 1759-1795, Bexar County Deed Records, Bexar County, Texas (The "CCRs"), hereby promulgates and passes this Architectural Standards Bulletin. It is therefore RESOLVED as follows:

1. Prior to the submission of any plans required under Section 2.2 of the CCRs, a mandatory meeting between (a) the prospective builder and homeowner; and (b) a representative(s) of the Board and/or Architectural Review Committee, shall be conducted at the site of the proposed building or improvement for the purposes of:
  - a. Ascertaining, reviewing, viewing and discussing the location of the proposed building and/or improvement on the subject lot;
  - b. Ascertaining, reviewing, viewing and discussing the proposed landscape plans; and
  - c. Ascertaining, reviewing, viewing and discussing the location of trees found on the lot in order to preserve the maximum number of trees prior to any lot clearing or alteration of any kind.

The homeowner and/or builder are required to bring a complete site plan to the meeting. Any plans submitted without the completion of the foregoing meeting shall be disapproved on that ground.

2. At the time of submission of any plans required under Section 2.2 of the CCRs, the following items shall be included:
  - a. A \$200.00 non-refundable payment is required to compensate for the expense of reviewing such plans. Said payment in no way guarantees or assures approval of any such plans;
  - b. A complete site plan and survey;

- c. Written affirmation that the on site meeting provided for above has been completed;
- d. Two (2) sets of landscaping plans;
- e. Two (2) sets of house plans and specifications;
- f. Written approval of the proposed primary contractor;
- g. Completed Improvement Request Form; and
- h. Location of house footprint to be shown on separate site plan (site plan to reflect all setbacks, easements, roads, driveways, garages, fences and all other buildings and/or improvements).

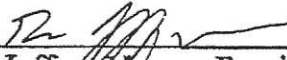
Any plans submitted without any or all of the foregoing will be disapproved on that ground.


3. Any proposed building or improvement shall be reasonably constructed so as to preserve the maximum amount of trees 5 inches or greater in diameter. Said reasonable construction shall include but not be limited to moving the location of the proposed building and/or improvement further than the minimum front, side and/or rear setback line applicable to the subject lot.
4. No lot clearing or alteration of any kind shall occur that includes the removal or cutting down of any tree 5 inches or greater in diameter without the prior written approval of the Board and/or Architectural Review Committee.
5. The criteria for the approval of the primary contractor as required in Section 2.2 (D) of the CCRs shall include but not be limited to the following:
  - a. Past compliance with the CCRs by the proposed contractor;
  - b. Whether the proposed contractor is in violation of any CCRs (with respect to other jobs in which the proposed contractor is involved) at the time that any proposed plans are submitted;
  - c. Past non-compliance with the CCRs by the proposed contractor; and
  - d. General cooperation with the Board and/or Architectural Review Committee to resolve disputes, controversies and disagreements.

Any or all of the foregoing may result in the disapproval of any proposed primary contractor. Each proposed primary contractor must be approved in writing for each separate building, fence, wall, recreational facility, landscaping or other structure or improvement to be commenced by the proposed primary contractor. Any past approval shall not guarantee or assure future approval.

The foregoing Architectural Standards supplement the CCRs and are incorporated into said CCRs by reference for all purposes.

SIGNED AND APPROVED this the 10 day of December, 2001.

  
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Dr. Jeffrey Nanos, President

  
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Mr. Scott Caudill, Vice President

  
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Mr. Joe Huizar, Secretary



**AFTER RECORDING, RETURN TO:**

**Mr. Stephen R. Pilcher  
CHUNN & PILCHER  
613 N.W. Loop 410, Suite 550  
San Antonio, Texas 78216-5584  
(210) 308-6677 - Office  
(210) 525-0960 - Facsimile**

Any provision herein which restricts the sale, or use of the described real property because of race is hereby declared unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stated herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

**AUG 31 2004**



*Gerry Rickhoff*

COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20040201186 Fees: \$25.00  
08/31/2004 11:05AM # Pages: 7  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERRY RICKHOFF COUNTY CLERK