

**CHISUM TRAIL PROPERTY OWNERS ASSOCIATION INC.**  
**EXHIBIT 1**  
**Request for improvement and reply form**

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

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

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

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

Approval requested for (attached 2 full sets 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**

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**Committee Member**

**Date**

## ATTACHMENT B

### CHISUM TRAIL PROPERTY OWNERS ASSOCIATION, INC. ARCHITECTURAL CONTROL COMMITTEE ARCHITECTURAL DESIGN GUIDELINES

Article V of the Declaration of Covenants, Conditions, and Restrictions for the Chisum Trail Subdivision ("Declaration") states "No building, fence, wall, outbuilding, driveway, flatwork, swimming pool 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 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 ¼" 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). Hand drawn site plans are acceptable, however they must be to scale.

- 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  
800 10<sup>th</sup> Street  
Floresville, TX 78114  
830-393-8503

- c. All dwellings must be connected to the water and electrical systems of the Subdivision. Current providers for these services are:
      - i. Water – Sutherland Springs Water Supply Corporation  
10393 US Hwy 87W  
La Vernia, TX 78121  
830-253-1333

ii. Electrical – Guadalupe Valley Electric Coop  
13849 US Hwy 87W  
La Vernia, TX 78121  
1-800-223-GVEC

- 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 6.12 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 twelve (12) 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. Where required for a Lot, driveway drainage culvert specifications have been determined by a Registered Professional Engineer and must be used when constructing such driveways. Where drainage culverts are not required for a Lot, the driveway must be installed such that the top of the concrete paving is level with the existing ground from the edge of the street pavement to the edge of the right-of-way fronting the Lot

- 4) Section 6.10 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.

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 Eden Crossing 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: \_\_\_\_\_

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