

# Architectural Control

## Timberidge and Timberidge West Subdivisions

The deed restrictions for the Timberidge and Timberidge West subdivisions require certain improvements to be approved by the Architectural Control Committee before commencing construction. The attached form gives the details for making a submission to the committee. **The committee will review the plans for compliance with the deed restrictions as well as the harmony of external design and location in relation to surrounding structures and topography**

### What Requires Approval:

Site work done in preparation for a future build. The plan should include a diagram of proposed work and a narrative description of proposed dirt work, tree removal and plans for erosion control to ensure that work does not impact neighboring properties or Shoreline drive.

All buildings and structures (homes, garages, storage buildings, green houses, decks etc.)

Fences and walls

Additions, changes or alterations to the above.

Landscaping - Landscape plans do not require approval prior to their implementation **however**, the restrictions require either a natural and/or neat vegetation and conditions between the street and the front building setback lines and the Architectural Control Committee has the right to disapprove or halt landscaping inconsistent with this requirement. If you are planning a unique landscaping plan you would be wise to consult with the committee before implementation.

### What Doesn't Require Approval:

Drive ways and sidewalks. Please note that driveways connecting to Shoreline Drive should utilize culverts or other appropriate devices so as to not change or block the existing flow of the drainage along the street.

Docks, piers, boat houses, bulkheads and boat ramps built on city property along Lake Nacogdoches. The homeowner should contact the city for approval and permitting of these improvements.

Mail boxes, playground equipment, retaining walls less than 3' tall, swimming pools, and patios.

If you are planning on an improvement that requires Architectural Control Committee approval, please see the attached form that will instruct you in making the submission.

Board of Directors

Timberidge Property Owners Association, Inc.

**NOTE:** These documents do not include all the restrictions and requirements which may apply to your proposed project. **Please carefully review your copy of the Declaration of Covenants, Conditions, and Restrictions.**