

Clarification and explanation of DCCRs that relate to the Architectural Control Committee

If the [Declaration Of Covenant, Conditions and Restrictions \(DCCR\)](#) and the Bylaws conflict, the DCCR shall prevail.

Architectural standards bulletin

Below are “copy/paste” sections from the DCCR’s. Above each item is a short explanation and under it, are “ACC Guidelines” for how the ACC will treat your requests in this area. The goal is to provide additional explanations of the existing DCCR standards to help you understand what each section means to you and to make enforcement more consistent and objective. Feel free to bring any concerns to the ACC or Board of Directors at any time.

IMPORTANT: these clarifications do NOT release the homeowner from the responsibility of notifying the ACC of planned changes to the property and receiving approval. Failure to do so will result in a violation.

7.5 GARAGES. Garages are the best and safest place for your vehicles, and they keep our neighborhood more aesthetically pleasing, preserving value in many ways. Cars in the street and driveways invite crime and occasionally are parked in violation of state laws that extend to our neighborhood.

7.5 GARAGES. Each residential dwelling erected on any Lot shall provide garage space for a minimum of two (2) or maximum of three (3) conventional automobiles conforming in design and materials with the main structure of the residence. All garages shall have doors which shall be closed at all times when not in use. No carports or garages may be added without the prior approval of the Architectural Control Committee. Plans for added garages and carports shall be subject to the approval of the Architectural Control Committee. No garages shall be converted to living space or used in any manner so as to preclude the parking of two automobiles therein.

ACC guidance: Avoid parking in the street. Park in your garage or driveway

- a. You must have a 2 or 3 car garages for vehicles
- b. Converting your garage for human living space is prohibited and it is designated for the use of vehicles and minimal storage. It’s smart, safe, and visually appealing for your neighbors when you use your garage.
- c. Any modification or addition requires you to fill out and submit [the ACC form](#) along with both neighbors’ signatures.

The ACC will *automatically approve* [your email](#) for the following request:

- a. Garage door replacements that are the EXACT SAME garage door design as you have now. (Like for Like situation)
- b. Garage doors painted to match the trim of the house

All other requests to replace garage doors must be [submitted using the ACC form](#)

The ACC will NOT approve requests for carports.

7.8 FENCES If your fence requires replacement or repair, we encourage proper maintenance but request that you sent the ACC a request form. Please stipulate in the request exactly what work will be performed.

7.8 FENCES. No fence, wall or hedge shall be erected, placed or altered on any Lot nearer to the front or side property lines than specified in the setback requirements as determined in accordance with Paragraph 7.6 above. No fence, wall or hedge shall exceed six (6) feet in height unless otherwise specifically required by the City of Grapevine or approved by the Architectural Control Committee. No fence, wall or hedge shall be erected, placed or altered on any Lot without the approval of the Architectural Control Committee. All clothes lines, wood piles, tool sheds or service facilities must be behind fences, walls or landscaping so as not to be visible from the street or from the private lake defined as Lot A, Block 2 in Phase Two. Solid fences will not be approve within 25 feet of the rear property lines of Lots 38 thru 45 inclusive in Block 2 in Phase One and Lots 25 thru 29 inclusive in Block 2 in Phase Two. All materials used to build fences shall be subject to approval of the Architectural Control Committee. The design of any screen fencing required by FHA or VA must be and will be approved by the Architectural Control Committee.

ACC Guidance: For example: You may erect a fence or grow a hedge that meets the City of Grapevine code. You can build a 6' fence or grow a 6' hedge that harmonizes with the rest of the neighborhood once your *email request* to the ACC is approved.

The ACC will *automatically approve* [your email](#) for the following request:

- a. 6-foot-tall standard fence
- b. Cedar wood construction, dog-ear pickets, 3/4-in x 5-1/2-in width
- c. Round, galvanized support metal poles sunk at least 2' deep in concrete
- d. Stained with Ready Seal in either color: Natural Cedar, Pecan or Redwood
- e. You and your neighbor need to have agreed on which "side" of the fence faces your property. Please indicate "fence side" in your request form. Which your neighbor will have to sign and approve.
- f. Any fence in the front yard must have the supporting boards on the inside of the property

ANY shrubbery or other fence design, color, material or sealant *requires approval using the [ACC request form](#).*

- The ACC standards do not support- murals, bright colors, lettering or designs painted on fencing. Requests for these features will not be approved and you will be asked to remove them so that the harmony of the neighborhood is maintained.

This same covenant details that any **clothesline, wood pile, tool shed, or “service facility”** must be behind fences, walls, or landscaping so as not to be visible from the street or viewable from any vantage of the private lake. Tool sheds must not rise above your fence or be seen from the street. A “service facility” is defined as; pool / hot tub equipment, air conditioners, generators, gas meters etc.

- The ACC will not approve requests that fail to meet this requirement and will recommend violations be sent.

7.9 TRASH RECEPTACLES AND COLLECTION. All trash receptacles shall be screened by fences, shrubbery or placed in a storage shed or garage so as not to be visible by adjacent owners.

7.9 TRASH RECEPTACLES AND COLLECTION. All trash receptacles shall be screened by fences or shrubbery so as not to be visible by adjacent owners. Each Owner shall make or cause to be made appropriate arrangements with the City of Grapevine or its agents for collection and removal of garbage and trash on a regular basis. Each and every Owner shall observe and comply with any and all regulations or requirements promulgated by the City of Grapevine in connection with the storage and removal of trash and garbage.

ACC Guidance: No exception.

7.10. EXTERIOR SURFACES. An exterior surface is anything attached to the outside of your home. Examples are bricks, wood siding, wood trim, garage doors, veneers, lighting, and chimneys. All must be in harmony with existing structures, design, quality, and conformity with other structures in the neighborhood.

7.10. EXTERIOR SURFACES. Masonry requirements shall be in accordance with the City of Grapevine ordinances. Installation of all types of exterior items and surfaces such as lights, mail chutes, towers and antennas shall be subject to the prior approval of the Architectural Control Committee.

The erection, construction, placement or installation of any television, radio, or other electronic tower, serial, antenna, satellite dish or device of any type for the reception or transmission of radio or television broadcasts or for any means of communication upon a Lot or upon any improvement thereon is prohibited except as provided for herein. This prohibition shall not apply to those antennae specifically covered by 47 C.F.R. Part I, Subpart S, Section 1.4000 (or any successor provision) promulgated pursuant to the Telecommunications Act of 1996, as amended from time to time. The ACC or the Declarant shall be empowered to adopt rules governing the type of antennae that are permissible hereunder and establishing reasonable, non-discriminatory restrictions relating to safety, location and maintenance of antennae. All television antennas and other antennas and aerials shall be located inside the attic of the residence constructed on the Lot. Amateur radio towers and antennas (whether for reception or transmission) are specifically prohibited. No exterior television, radio or other antenna of any type shall be placed, allowed or maintained upon any Lot, Residence or Structure without prior written approval and authorization of the ACC.

ACC Guidance:

- a. **All mailboxes** must be brick and match the construction of the home. Replacing your mailbox requires approval. IF you are replacing your mailbox with EXACTLY the same as you had previously, an *email request will be automatically approved*. IF you are CHANGING the mailbox design or materials, *detail the changes in the [ACC form](#) and submit for approval*.
- b. Installing new **lighting**? You need to *fill out the [ACC form](#) for approval to install lighting*. The ACC expects lighting that will not interfere with your neighbor's property and that all exterior lights will be the same clear or warm white color, avoiding glaring or stark white LEDs.
- c. **Towers and antennas**. Items such as solar panels, satellite dishes, and antenna must not be visible from the street. The ACC will not approve any item that rises higher than your fence or is not screened from the view of your neighbors. All requests require you to *fill out the [ACC form](#) AND get approval from all neighbors who will see it*.
- d. **Masonry** requirement. The ACC will approve [ACC form](#) requests where at least 75% of the exterior walls of the first or second floor are brick, brick veneer, stone, or stone veneer. Other finishes or painted masonry have not been considered and are not approved at this time. ALL changes to the external composition of your home require you to *submit the [ACC form](#)*.
- e. **Painted or stamped concrete driveways**. *All changes require the ACC Form*.
- f. **Windows**. If you are upgrading your windows, changing the design, frame color, etc., this surface *requires the ACC Form*. We will *automatically approve [your email request](#)* for the following:

- Windows with the EXACT SAME window design, color, tint, glass as your existing windows
 - Windows with no panes if there is no other change to the look of the window and the border frames are the same color you have now
 - Window frames that are colored light tan or beige. Any other color must be approved using the [ACC Form](#)
- g. **Roofs.** Roofs are an “External Surface.” If you are replacing your roofing with the EXACT same material and color, an *email request will be automatically approved*. The ACC will *automatically approve* [your email](#) for the following roofing:
- Composition material with one of the colors from Owens Corning: Oakridge Driftwood, Desert Tan, Oakridge Estate Gray.
 - Avoid multi-colored roofs and plan neutral colors that harmonize with the bricks on your home.
 - In compliance with Texas Property Codes or other state laws

Energy efficient roofing materials requested for approval must be similar in appearance with the look and recommendations of shingles, must comply with state and federal regulations, and *must be approved using the [ACC form](#)* before installation.

Any other “exterior surface” change requires ACC approval. *Fill out the [ACC form](#).*

7.11 SOLAR ENERGY DEVICES

7.11 SOLAR ENERGY DEVICES AND ENERGY EFFICIENT ROOF SHINGLES. A Solar Energy Device Bulletin has been adopted, recorded and published and may from time to time be amended to meet ongoing changes in technology and to meet current State Statutes. A revised policy will be recorded and published.

ACC Guidance: You are **required** to fill out the [ACC form](#).

7.18 PAINT

This covenant applies to ALL paint on your home. Front door, house or trim on the back, sides and/or front:

7.18 PAINTING. The color of any building constructed on a Lot shall be substantially the same as the color of any prior building constructed on the Lot with which the building is being replaced. The paint on all buildings shall be maintained so as to present a well painted appearance and chipped, peeling or badly faded paint shall be replaced or reapplied.

ACC Guidance: You are required to maintain the painted surfaces of your home. The ACC will *automatically approve* [your email](#) for the following:

- a. Repainting the existing painted surfaces on your home with EXACTLY the same color of the existing paint on your home.
- b. One of these pre-approved colors from Sherwin Williams: Sanderling, Accessible Beige, Snowbound, and Agreeable Gray. All other colors require approval.
- c. Any other "paint" change requires formal ACC approval. [Fill out the ACC form.](#)

7.20 MAINTAIN YOUR YARD

7.20 LOT MAINTENANCE. The Owner of each Lot shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner. In no event shall an Owner use any Lot for storage of materials and equipment except for normal residential requirements or

incident to construction of improvements thereon as herein permitted or permit the accumulation of garbage, trash or rubbish of any kind thereon. If, at any time, an Owner of any Lot shall fail to control weeds, grass and/or other unsightly growth, or permit accumulation of garbage, trash or rubbish, the Architectural Control Committee shall have the authority and right to go onto said Lot for the purpose of mowing or cleaning said Lot and shall have the authority and right to levy an individual special assessment and collect from the Owner of said lot a reasonable sum for mowing or cleaning. A minimum of 1/3 of the yard shall be sod. Homes that border the pond shall have a 10 foot border between the pond and house. Border must be sod, greenery, rocks (materials to maintain silt and avoid runoff).

ACC Guidance: ANY change to your landscape such as removing mature trees, adding or updating garden borders, retaining walls, or walkways requires *approval of the* [ACC](#)

Form. If you require advice or have questions please reach out to any of the ACC committee members. Items that will *automatically be approved using the ACC Form* include brick or stone walkways, garden borders, or retaining walls that harmonize with the composition of your house, removing trees that are dangerous or causing issues such as sidewalk destruction, re-sodding bare ground, or replacing shrubs that have outlived or outgrown their original landscape.

- a. Mow your yard to ensure grass is lower than 4" which is then considered a nuisance.
- b. Control weeds.
- c. Garbage, trash, rubbish of any kind, and construction materials are a nuisance to our neighborhood and unsightly to your neighbors. Please, pick up your trash and any trash your guests may leave if they come to visit you.
- d. If you have a problem growing grass, [refer to the notice](#) from the ACC on steps you can take to facilitate growing grass. 1/3 of your yard must be healthy grass, not unsightly bare dirt, prone to erosion which causes the lake to fill with silt.
- e. Houses around the lake must have a healthy border (10' minimum) of grass, shrubs, retaining walls, rocks, to ensure the prevention of erosion.

7.23 OUTSIDE LIGHTING (this is the same guidance as in 7.10. EXTERIOR SURFACES. Above. It's important to preserve the taste, quality, harmony and conformity of our neighborhood.

~~7.23 OUTSIDE LIGHTING. No outside lighting shall be placed, allowed, or maintained on any Lot without prior written approval and authorization of the Architectural Control Committee.~~

ACC Guidance: No exceptions. *Please complete and submit an ACC form.*

- a. Plan warm white lighting. ...avoid bright colors or stark white LEDs
- b. All lighting on the outside of your home must be the same color. Avoid mixing different tones and replace light bulbs that do not match
- c. No lighting should shine in windows or interfere with your neighbor's activities

7.24 DISEASES AND INSECTS. Don't allow a situation that breeds insects such as standing water. This is dangerous for humans, pets, and plants.

~~7.24 DISEASES AND INSECTS. No Owner shall permit anything or condition to exist upon a Lot which shall induce, breed, or harbor plant diseases or noxious insects.~~

ACC Guidance: No exceptions. If you have low spots in your yard, sidewalk or the street in front of your home that collects water and breeds mosquitos or other insects, take steps to fix this condition as it's dangerous for all.

7.25 SIDEWALK ENCROACHMENTS. This means you can only plant trees or grass in the space between the sidewalk and the street. Trees are not recommended, as trees eventually damage the sidewalks. Trees need to be maintained through trimming or pruning. If the trees become a hazard please remove them if needed. Each homeowner owns the sidewalks bordering their property and is responsible for maintenance. Safety is paramount and the homeowner bears the liability for the sidewalk. Be mindful and ensure that when parking ensure that automobiles do not impede the sidewalk or those who would utilize it.

7.25 SIDEWALK ENCROACHMENTS. No tree, shrub, or plant of any kind on any Lot shall be allowed to overhang or otherwise encroach upon any sidewalk or any other pedestrian way from ground level to a height of seven (7) feet without the prior written approval and authorization of the Architectural Control Committee. Also vehicles parked in driveways shall not obstruct pedestrians' access to sidewalks (City Ordinance 20.51). Between the street and sidewalk, only sod or trees are permitted (no bushes).

ACC Guidance: No exceptions. This will be viewed as a violation.

- a. No shrubs should be planted in the median between the street and the sidewalk
- b. Trees should not be allowed to hang over the sidewalk. If they are in violation, they need to be trimmed so they are 7' off the ground.
- c. When parking your car in your driveway, be sure that the sidewalk is left clear for use.

7.26. UTILITY AND SERVICE LINES. Overhead lines and wires are not permitted. If any utility provider replaces your cable/fiber/telephone lines ...insist they come to bury the cables within a week or two. This is reinforced not only for aesthetic reasons but especially for safety for the homeowners and neighbors.

7.26 UTILITY AND SERVICE LINES. No gas, electric, power, telephone, water, sewer, cable television, or other utility or service lines of any nature or kind shall be placed, allowed, or maintained upon or above the ground, except to the extent, if any, underground placement thereof may be prohibited by law or would prevent the subject line from being functional. The foregoing shall not prohibit service pedestals and above ground switch cabinets and transformers where required.

ACC Guidance: No exceptions. This is not something you need a request for, but if lines are not buried and are visible for longer than two weeks, this will be viewed as a violation.

7.27 REPAIRS. Repair work should be done as quickly as possible and if possible done in the backyard or garage. We encourage all service/repair vans be parked in the homeowners drive and not in the street. Item 7.1 in the DCCRs states that no repair businesses can be run from our homes and whether it's a business or hobby, repairs must be done quickly to ensure that unsightly displays are not viewed by visitors or the neighborhood.

7.27 REPAIRS. No repairs of any detached machinery, equipment, or fixtures, including without limitation, motor vehicles, shall be made upon any portion of any Lot within view of neighboring property, dwelling units, pathways, and streets without prior written approval and authorization of the Architectural Control Committee.

ACC Guidance: No exceptions. This will be viewed as a violation and is unlikely to receive approval.

7.28 PRIVATE DRAINAGE EASEMENT. These are specific guidelines and the ACC is not addressing or making changes to them at this time.