

**BLUEBONNET HILLS PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE GUIDELINES**

July 1, 2000

GENERAL POLICY

Restrictive covenants (deed restrictions) contribute to maintaining the high property values and residential character of Bluebonnet Hills Subdivision. Deed Restriction No. 6 states: **"NO IMPROVEMENTS OF ANY CHARACTER SHALL BE ERECTED, OR THE ERECTION THEREOF BEGUN, OR CHANGES MADE IN THE EXTERIOR DESIGN THEREOF AFTER ORIGINAL CONSTRUCTION ON ANY LOT OR HOMESITE IN SAID ADDITION UNTIL THE PLANS, PLOT PLANS, AND SPECIFICATIONS HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY BAILEY-METZGER, INC. OR ITS NOMINEE. SUCH APPROVAL IS TO INCLUDE EXTERIOR DESIGN, THE TYPE OF MATERIAL TO BE USED, AND THE COLORS TO BE APPLIED ON THE EXTERIOR OF THE STRUCTURE."**

Accordingly, all exterior improvements or changes to property in Bluebonnet Hills Subdivision must receive written notification from the Architectural Review Committee (ARC), a committee appointed by the Board to oversee and administer the deed restrictions as they apply to new and existing construction, prior to commencement of any work.

GUIDELINES

1. All new construction and modifications to existing construction require submission of one full and complete set of plans to the ARC. The plans must contain a site plan showing the location of any improvements to be constructed relative to the property and the building setback lines.
2. Location of well and septic tank must be located on plat plans.
3. Septic system must be approved by authorization from Washington County representative for the Texas Water Quality Control Board (Webster Hart/979-277-6290). A copy of the permit must be submitted to the ARC.
4. New or modified construction means construction such as:
 - Houses
 - Garages
 - Pools
 - Septic Systems
 - Roofs
 - Car Ports
 - Fences (no barbed wire)
 - Storage Buildings
 - Well Houses
 - Exterior Paint
5. For any plans involving construction of a structure that requires a poured foundation, notification must be submitted to the ARC a minimum of seven days before any concrete is poured. The notification must confirm the placement of improvements in accordance with the plans approved by the Board. The Board reserves the right to suspend, revoke or deny any approval that is based on inaccurate or conflicting information.
6. All vacant houses are required by owners to be kept in repair in such a manner as to be lived in by owner or renter.
7. Existing construction including fencing shall be maintained in a reasonably good state of repair.

8. No building material of any kind or character shall be placed or stored upon the property any sooner than 30 days prior to beginning construction of any kind.
9. All construction debris and other trash should not be left exposed where it could be scattered onto adjacent property, lakes, ponds and creeks. When construction is finished, all trash and/or construction materials must be disposed of within 14 days after completion, except in the case of a burn ban.
10. No fence shall be placed on any portion of the property higher than eight feet from the ground, as measured from natural ground level to the highest point on the fence.
11. Upon recommendation of the ARC, four members of the Board must approve all house and plat plans before any construction can commence.
12. All approvals granted for improvements will expire six months after issuance if construction of the approved improvements has not commenced. A six-month extension may be obtained if a written request is submitted confirming there have been no changes in the plans previously approved. Otherwise, new plans must be submitted to the ARC.
13. The construction period shall not exceed twelve months from the date of commencement to completion unless written approval is obtained from the Board through the ARC.

In addition to meeting the above requirements, the following are requirements for houses being moved into Bluebonnet Hills Subdivision:

1. The house plan showing square footage must be turned into the ARC.
2. A time schedule of immediate and future improvements must be submitted in writing to the ARC.
3. Doors and windows must be installed immediately after a house has been moved onto the property.
4. Exterior repair and painting – 90 day time limit.
5. Skirting or base trim—90 day time limit.
6. Failure to conform to the above requirements will result in a mandate to remove the home from Bluebonnet Hills unless an extension has been granted by the Board upon the recommendation of the ARC.

PROCEDURES FOR SUBMISSION OF ITEMS TO THE ARC:

- Submit any approval matters to the head of the ARC for posting into the log book.
- The ARC will review the plans/submissions for compliance with the deed restrictions and architectural review guidelines, and will present them to the Board at the next regularly scheduled Board meeting. Meetings are held the first Monday of each month at the Rock Store in Chappell Hill at 7PM.
- Anything that requires approval prior to the regular Board meeting will be handled as quickly as possible to accommodate individual needs. Please remember that four Board members must give approval so as much advance notice as possible needs to be allowed.
- Residents seeking approval will be notified in writing within three days after the Board meeting of approval/disapproval of submission. Those requesting expedited approvals will be telephoned with approval/disapproval and this will be followed up by written notification.
- Questions can be directed to Joyce Knott, Head of ARC, at 979 836-8530.