

# Architectural Control Committee Submittal and Review Process

Following are the Review Procedures that each homeowner and the Architectural Control Committee shall adhere to regarding any changes and / or improvements within residential properties within Hickory Ridge.

Please note that an Architectural Control Approval form is not required when performing routine landscape maintenance to your property, such as planting flowers, trimming bushes, etc.

## **Under no circumstances does approval by the Homeowners Association indicate full authorization.**

In addition, it may be necessary to obtain building permits and structural approval as required by the city of Plano and / or Collin County, please verify this with the City Code Enforcement Division prior to beginning any work. All improvements are subject to local building regulations and restrictions of record. If a homeowner proceeds without all necessary approvals, he / she may be subject to legal proceedings as well as having to remove all unauthorized improvements. Currently the list of improvements that require a City permit are:

### **Building & Code Compliance (<http://www.plano.gov>)**

- Construction of a building
- Foundation repairs
- Additions to a building
- Remodeling of a building requiring the addition or replacement of walls or windows
- Building or replacing a deck more than 30" above grade
- Electrical work
- Plumbing work
- Water heaters
- Water softeners
- Replacing water or sewer lines
- Irrigation systems
- Installing or replacing a furnace
- Installing or replacing an air conditioning system
- Building or replacing a fence
- Building or replacing a retaining wall over four feet in height measured from the bottom of the footing to the top of the wall
- Replacing a roof
- Installing or replacing a driveway approach
- Installing a circular drive
- Installing a satellite dish (more than 39" in diameter)
- Building a swimming pool, repairing or filling in a swimming pool
- Building a spa
- Demolition of a building
- Security bars

Permit application can be found at <http://www.plano.gov/Departments/Building+Inspection/s/permits.htm>

1. Homeowner shall review the Declaration of Covenants, Conditions, and Restrictions. Homeowner shall submit all requests **in writing** to "Hickory Ridge HOA / Architectural Control Committee".
2. No verbal requests will be taken.
3. Please plan to submit your application at least 5 days in advance of the next scheduled ACC meeting. Please plan accordingly to cover mail delivery.
4. Homeowner will include:
  - What you intend to do,
  - If a contractor is used, identify the person or company performing the work
  - Plot plan, in rough form, with dimensions,
  - Elevation, in rough form, with dimensions,
  - Description of all surface finishes,
  - Desired construction start and end dates, and
  - Stain / paint chip of finishes.
5. All requests will be reviewed at the monthly meeting following receipt of such requests.
6. Homeowner may request their attendance at the next ACC meeting by contacting any ACC member or the management company representative and requesting to be placed on the meeting agenda for any appeal.
7. Following review by the Committee, requests will be either approved, or disapproved.
8. Notification to be sent in writing to the homeowner within fourteen (14) days of the Committee meeting.
9. Please double check your property plats to insure that you are meeting all building setbacks and easements before applying, this will prevent the need for a resubmission of any building permits.



**(For ACC Use Only)**

Date Received:      Date of Decision:       Approved  Disapproved

Signature: \_\_\_\_\_

Other Conditions (or Explanation of Disapproval):