

## QUESTIONS ASKED ABOUT ARCHITECTURAL CONTROL COMMITTEE (ACC) PROCEDURES

### **WHAT IS THE PURPOSE OF THE COMMITTEE?**

The purpose of the committee is to maintain property values by protecting the environmental and architectural integrity of the Subdivision in accordance with the provisions of the Declaration. Most covenants state that no building, structure or improvement of any character shall be erected, placed, added to or altered on any lot until the building plans, specifications and a site plan showing the location of the proposed structure or structures have been submitted to and approved by the Architectural Control Committee for the Association as being in compliance with the restrictions as to use, quality of workmanship and materials, nature of materials, harmony or external design and colors with existing and proposed structures, and location of improvements with respect to topography, finished grade elevation, lot boundary lines and building lines, and within the scheme and design of Declarant.

### **WHAT ACTION IS REQUIRED OF OWNER(S)?**

Prior to making any changes or improvement, any owner planning to change or add to the existing structures on a lot must submit a request in writing to the ACC stating the details of the intended change, improvement or need for variance and attaching samples or plans to more clearly describe the projected change or addition. If any change, improvement or action in variance from the Declaration is taken prior to written approval of the ACC, the Association has the right to require the homeowner to remove the improvement(s) and/or change(s) from the property.

### **WHAT TYPES OF ITEMS REQUIRE WRITTEN APPROVAL?**

Some examples of improvements/alterations requiring written approval from the ACC include:

- **Antennae**   **Satellite Dish**   **Light fixtures**
- **Playscapes**   **Fences and walls**   **Garage**
- **Solar Collectors**   **Storage Building**   **Decks**
- **Major change in landscaping**   **Patio Cover**   **Trampolines**
- **Swimming Pools**   **Flagpoles**

### **CAN THE COMMITTEE GRANT VARIANCES FOR CERTAIN DETAILS?**

The Committee is authorized to grant selective variances for things such as location, height, number of Improvements, materials, etc, but the owner must request this variance, giving reasons why it should be grants so that the Committee can make a reasoned decision.

### **WHY DO WE HAVE TO PUT EVERYTHING IN WRITING?**

The formal request and approval process is necessary to assure that every owner's desire to improve his or her property can be given due process without discrimination. It will also provide the owner(s), the Committee and the Association Board with a permanent record of actions taken under the Declaration.

### **WHAT DO WE NEED TO SAY IN THE REQUEST?**

A number of owners have already requested and been granted approval to add improvements to their property by following the procedures outlines in the Declaration, but there are some owners who have expressed surprised and consternation about having to "ask permission" to improve their own property. Your subdivision was developed and made subject to a Declaration and all owners become obligated to follow the terms of the Declaration when they receive the deed to their property. The simple form on the reverse has been created to make it easier for all owners to submit requests for improvements.

**GABRIEL'S OVERLOOK - ARCHITECTURAL CONTROL COMMITTEE  
IMPROVEMENT REQUEST FORM**

**REQUESTOR:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

In accordance with the recorded covenants, conditions and restrictions of the association, and in order to protect each individual owner's rights and values, it is required that any owner who is considering improvements of his deeded property to include, but not be limited to patio covers, decks, outdoors buildings, fencing, buildings, building add-ons, garages, pools, etc. submit the following to the

Architectural Control Committee prior to initiating work on the planned improvements:

- (1) A completed Improvement Request Form
- (2) Complete and detailed building plans, a material listing and specifications
- (3) A property site/plot plan showing the location of the proposed improvement

**\*\*\*Multiple projects must be submitted on separate request\*\*\***

**\*\*\*\$500 deposit required on all projects requiring heavy equipment ie...dump trucks, bobcats, dirt moving equipment, and cement trucks.\*\*\*Owners responsible for any and all damages to the street\*\*\*Payment of this deposit must accompany ACC request form\*\*\***

FAILURE TO SUBMIT THE REQUESTED ATTACHMENTS (ITEMS 1, 2 & 3) PRIOR TO CONSTRUCTION MAY RESULT IN DENIAL OF YOUR REQUEST FOR IMPROVEMENT. If any change is made without approval, the Committee has the right to tell the homeowner to remove the improvement from their property. Any homeowner considering any exterior improvement to their property is urged to review the recorded deed restrictions prior to initial request.

**\*\*NEW RESIDENCE PLAN APPLICATION FEE:** A plan review fee of \$315 is due and payable as a condition of plan review by the Architectural Committee for any new residence. Payment of this fee must accompany submittal new residence construction plans. See also Declaration (Third Amendment), which makes submittal of this fee a requirement.

**PLEASE SUBMIT THE FOLLOWING INFORMATION:**

Owner Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

Lot #: \_\_\_\_\_ Section: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

**Briefly describe the improvement which you propose:**

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**Who will do the actual work on this improvement?**

Homeowner \_\_\_\_\_ Contractor name & phone# \_\_\_\_\_

**Location of improvement (check actual areas that apply)**

Front of dwelling  Back of dwelling  Side of dwelling  Roof of dwelling  Garage  
 Patio  Other (describe)

**Material to be used for the improvement (check applicable items)**

\_\_\_\_\_ Brick – Color \_\_\_\_\_ Cement \_\_\_\_\_ Stucco  
\_\_\_\_\_ Wood – Color \_\_\_\_\_ Electric  
\_\_\_\_\_ Siding Wood \_\_\_\_\_ Aluminum \_\_\_\_\_ Glass

\_\_\_\_\_ Painting – Color \_\_\_\_\_ Stain - Color \_\_\_\_\_  
Other Notes: (explain)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I understand that the Architectural Control Committee will act on this request within 15 days of their receipt of this paperwork and contact me in writing regarding their decision. I agree not to begin property improvement without written approval from the ACC Committee. I understand that all construction will meet all Georgetown city ETJ codes and that the ACC Committee approvals do not override these codes but rather are intended to work with them. ***I also understand that I have 6 months to begin construction and ten months from that date to complete the project for Sections 1 and 2. Section 5 owners have 2 months to begin construction and ten months from that date to complete the project with the exception of remodels and expansions which require a 3 month completion.***

\_\_\_\_\_  
Homeowners Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Construction Start Date

\_\_\_\_\_  
Estimated time of completion

\_\_\_\_\_  
email address

**Email to:** [frontdesk@inframark.com](mailto:frontdesk@inframark.com)

Please remember to attach your plans.

Sending from your email is a sufficient signature.

**Send it to: Gabriels's Overlook POA – ACC  
14020 Summit Drive, #103  
Austin, Texas 78728  
Office 512-287-8000**