

Architectural Control Committee (ACC) Quick Reference Sheet

It is hoped this reference sheet will make it easier for you to know what requires ACC approval and what items are in violation of our deed restrictions. If you have any questions or need more information, please feel free to contact your ACC at architecture@scofieldridge.org. For more detailed information, you may refer to Tab 6 in your Neighborhood Association notebook. Please help us to better serve your neighborhood and to assist you in enhancing the image and property values of The Ridge at Scofield Farms by complying with these guidelines.

These require ACC approval: (number indicates the restriction section in Tab 6)

- Storage Sheds (3.7 & 3.22)
- Arbors/Patio Covers (3.7 & 3.22)
- Decks (3.7 & 3.22)
- Playscapes (3.7 & 3.22)
- Room Additions (3.7 & 3.22)
- Pools (3.7 & 3.22)
- Significant landscaping improvements/changes (3.7 & 3.19)
- Trees or foliage over 2' tall (or that will grow to over 2' tall) (3.19)
- Masonry retaining walls (3.7 & 3.21)
- Satellite dishes or other antennas (3.1)
- Sprinkler systems (3.7)
- Any and All Construction/Improvement (3.7)
- Temporary structures (tents, awnings) (3.13)

Note: Some structural additions also require City of Austin permits. ACC approval does not waive this requirement. Changes may also require neighbor approval.

Items for which you will be in violation of our deed restrictions:

- Any of the above that are done without proper ACC approvals
- Failing to dispose of pet waste in an appropriate manner (3.5) (NOTE: This is a City ordinance!)
- Unkempt yards, including weeds in lawn or beds (3.19g)
- Obstructing clear passage to pedestrians on sidewalks, including shrubs and trees (3.19g) (CAUTION: To avoid the spread of oak wilt, do NOT prune oak trees between February and June!!!)
- Fences in need of repair (no chain link fences are permitted) (3.17)
- Garbage cans and recycle bins visible anytime other than pick up day or night prior (3.5)
- Boats, campers, motorcycles, sports or garden equipment left out when not in actual use (including basketball goals, trampolines, and soccer goals) (3.15)
- Mobile homes, travel trailers, and recreational vehicles parked in front of the residence for any period in excess of 48 hours (72 hours for no more than 2 other vehicles) (3.16/3.15)
- Inoperable vehicles parked overnight on any roadway (3.15)
- Foil in any window of the home at any time, or temporary window coverings used for longer than 90 days after closing on the property (3.15, per clarifications adopted March 1, 1999)
- Holiday decorations not removed within 30 days after the holiday has ended (3.15, clarification)
- Window air conditioner units (3.26)
- Metal sheds and metal roofing for patio covers (3.9)
- Cars parked in streets more than 2 consecutive nights (3.15)

If you question something you see, please e-mail your ACC at architecture@scofieldridge.org. For reporting violations, please photocopy the Deed Restriction Violation Report form on the other side of this sheet and mail or fax to Liddiard Management as per the contact information at the bottom of that page.

Thank you in advance for your cooperation!

Scofield Phase VIII Residential Owners Association Architectural Control Committee

Deed Restriction Guidelines and Clarifications - Adopted as of March 1, 1999 With Satellite Dish Clarifications (12.) adopted February 2001

To better serve your neighborhood and assist you in enhancing the image and the property values of the Ridge at Scofield Farms, the Architectural Control Committee ("ACC") has drawn together some general guidelines addressing the most commonly asked questions regarding Deed Restrictions as they pertain to ACC issues. Often residents do not get a chance to read the Deed Restrictions thoroughly resulting in accidental violations which create awkward situations which can be expensive for both the Association and the individual lot owner to rectify. Therefore, we hope you find these guidelines helpful and we encourage you to take a few moments to familiarize yourselves with them. We welcome your questions and comments regarding the Deed Restrictions for The Ridge at Scofield Farms.

All Improvements as defined in Article 1, Section 1.12 of the Scofield Phase VIII Residential Area Declaration of Covenants, Conditions and Restrictions, ("Deed Restrictions") must be approved by the Architectural Control Committee ("ACC") before construction begins.

1. **Storage Sheds:** Storage sheds must be constructed of materials equivalent to those used in the construction of the home. For example:
 - ✓ The siding must be of at least the same quality as that used on the home.
 - ✓ The paint must match that of the home.
 - ✓ The shingles must be either the same as on the home or wood shake shingles.
 - ✓ The building need not be constructed of brick.
 - ✓ Metal sheds will **not** be allowed.
 - ✓ Sheds may not exceed eight (8) feet in height.
 - ✓ No building may be located nearer than five (5) feet to an interior Lot line.
2. **Arbors/Patio Covers:** Arbors and patio covers must meet the following:
 - ✓ Be of cedar or a wood that is painted to match the home.
 - ✓ Be shingled to match the home.
 - ✓ Lattice on the arbor will be considered.
3. **Decks:** Backyard deck additions must meeting the following:
 - ✓ Be of cedar or a wood that is painted to match the home.
4. **Room Additions:** Additions to the home may be considered if they meet the following:
 - ✓ The garage cannot be converted into a room.
 - ✓ All materials used match those of the home, including siding, brick, windows, paint color, shingles, etc.
 - ✓ Sunrooms will be considered.

(Please keep in mind that many structural additions also require City of Austin permits. Approval by the ACC does not waive the municipality's permit requirement. Please check with your contractor or with the City of Austin prior to the construction of any building or addition.)

5. **Fences:** Fence construction is a function of the homebuilder; however, if you are considering an adjustment and/or repair to the fence, it will need to meet the following criteria:

- ✓ Material needs to be #1 grade cedar slats and shall not exceed six feet in height.
- ✓ A fence may only incorporate side and rear yards. Side fences may not extend past the front of the home.

6. **Garbage Container Screening:** The Deed Restrictions state that your container must be appropriately screened from view except on trash pick-up day. There are a number of ways to accomplish this. Summarized below are four acceptable alternatives:

A. **Fence.** Placing your container behind the existing privacy fence is an easy and inexpensive alternative.

B. **Landscaping.** Some residents in the neighborhood have already created foliage screens which add greenery to their yard and inexpensively screen their garbage container. The ACC has determined that landscape screening does not require prior written approval providing it does not alter the drainage plan of the lot or cause a sight impediment to neighboring lots.

C. **Garage.** After garbage day, return the container inside your garage. This again is an inexpensive solution which does not require ACC approval or notification.

D. **Fence Enclosure.** The ACC has pre-approved structures constructed as follows:
"An area surrounded by a six (6) foot high, wood privacy fence, where the area is against the side or rear wall of the residence (with no roof) and is no larger than four (4) feet deep and six (6) feet wide. The enclosure will have a gate."

If you meet these specifications, you do not need to submit plans for approval to the ACC. Otherwise, you need to request ACC approval.

7. **Recreational Equipment:** Section 3.15 (Unsightly Articles; Vehicles) of the Deed Restrictions states in part "...sports equipment (such as volleyball nets, soccer goals or basketball goals) and garden maintenance equipment shall at all times, except when in actual use, be kept in enclosed structures or screened from view..." The ACC has determined that non-permanent recreational equipment such as trampolines, portable basketball goals, soccer goals, etc. may be maintained in the rear of any residence provided it is erected and maintained in such a way that it is screened from public view at a point in the center of the public street right-of-way directly in front of the house erected on such Lot; and no such apparatus shall be erected without the prior written consent of the ACC. Barbecue grills are considered, for the purpose of these guidelines, recreational equipment and must be maintained in the rear of the residence or screened from view, but does not require ACC approval.

8. **Landscaping:** All significant landscaping improvements need ACC approval. Other general guidelines regarding landscape material are:

- ✓ Trees and other foliage over 2' tall need ACC approval.
- ✓ Masonry retaining walls need ACC approval.
- ✓ Ground cover is defined as a planting of low plants (such as ivy) that covers the ground in place of turf. Rock or stone are not acceptable for use as a ground cover.

Other landscaping related items are as follows:

A. **Lawn Furniture.** Lawn furniture in good repair is allowed on front porches and may be considered otherwise by the ACC, but must be incorporated into a landscape theme if visible from other lots.

B. **Decorations.** A bird bath is acceptable without prior written approval from the ACC. Notwithstanding exterior holiday decorations, plastic lawn decorations are not acceptable in the front yard of the lot.

C. **Yard Maintenance.** Section 3.19 (Landscaping Requirements) requires that "Landscaping which has been installed on any Lot, including temporary landscaping, shall be properly maintained at all times." In an attempt to clarify and define proper maintenance, please use the following specifications:

✓ St. Augustine grass should be maintained at a height of two and one-half inches. Bermuda and Buffalo grass should be maintained at the height of two to two and one-half inches. Mowing heights may need to be altered to prevent scalping in the event of an uneven grade.

✓ Grass will be trimmed away from sidewalks, building, planted areas and other obstacles according to the attached schedule. It is suggested that line trimmers, mechanical edgers and chemicals are employed to keep a neat, tidy appearance.

✓ Four inch caliper trees and shrubs should be pruned to avoid blocking clear view of signs, illumination by light fixtures, the flow of air vents and air conditioner compressors as well as pedestrian and vehicular traffic.

D. **Garden Maintenance Equipment.** Lawn mowers, edgers, wheelbarrows, etc. may not be left out in view of other lots except when in use. Bulk/bag material (mulch, top soil, etc.) may not be left out in view for longer than thirty (30) days.

9. **Window Coverings:** The ACC, under the authority vested in it in Section 3.15, has declared the following modifications unsightly:

✓ Foil in any window of the home. This is not permitted at any time.

✓ Non-permanent window coverings such as butcher paper, sheets, blankets, newspaper, etc. Temporary coverings may, however, be allowed for a period not to exceed 90 days following the date of closing.

10. **Motor Vehicles:** The ACC considers vehicles with broken windshields or flat tires left on any portion of the Property in excess of 48 hours to be unsightly.

11. **Exterior Holiday Decorations:** Lights or decorations may be erected on the exterior of residential units in commemoration or celebration of publicly observed holidays provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners. All lights and decorations must not be permanent fixtures of the home without prior written approval of the ACC and shall be removed within thirty (30) days after the holiday has ended. Christmas decorations or lights may not be displayed prior to November 15th of any year.

12. Satellite Dishes: *Clarification regarding satellite dishes, approved in February, 2001*

Although 18" satellite dishes are automatically approved for usage in Stone Canyon based on current FCC guidelines, you must make a written application of the location of where the dish will be placed on the property.

- a) Satellite dishes which are mounted below the fence line on the side or back of a home and not visible from the public thoroughfare(s) are considered as being in an acceptable location and do not require written approval.
- b) Elsewhere on the exterior of the home, the recommended location for the dish is the rear roofline, with the dish turned such that it is not noticeable.

The satellite dish installation guidelines listed above are the responsibility of the homeowner to enforce; it is recommended that the installer of each satellite dish is made aware of these requirements in advance of installation in order to avoid the necessity of an additional service call to relocate the dish.

These guidelines are not intended to replace or supersede the Deed Restrictions and/or final written approval of the Architectural Control Committee. In all cases the ACC will have final approval, as per Section 6.5 of the Deed Restrictions and the Deed Restrictions will be the final authority.

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Site plans and descriptions of proposed improvements can be submitted, along with the Approval Request Form, to the Architectural Review Committee

Additional information regarding the Deed Restrictions can be found behind Tab 6 in your Homeowner Information Packet.

THE RIDGE AT SCOFIELD FARMS

Construction of Improvements

1. As set forth in **Section 3.7** of the Declaration of Covenants, Conditions, and Restrictions for Scofield Phase VIII Residential Owners Association, ("Deed Restrictions") all improvements as defined in **Section 1.12** must be approved in writing by the Architectural Control Committee ("ACC") **before** construction begins.
2. **STORAGE SHEDS** - The building must be constructed of materials equivalent to those used in the construction of the home. For example, the siding must be of at least the same quality as that used on the home. The paint must be the same color as the paint on the home. The shingles must be either the same as those on the home or wood shake shingles. The building need not be constructed of brick. Metal sheds and metal roofing for patio covers, however, will **not** be allowed. The building may not exceed eight (8) feet in height.
3. Storage buildings, playscapes, and other improvements, must meet the set-back and height guidelines outlined in Section 3.24 (Location of Improvements) of the Deed Restrictions.
4. A site plan and description of the proposed improvement must be submitted to the Architectural Control Committee for approval. Mail all submissions to:

Contact the **"CALL BEFORE YOU DIG"** utility service prior to construction and receive free instructions and guidelines for your property at 472-2822.

SCOFIELD PHASE VIII RESIDENTIAL OWNERS ASSOCIATION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARTICLE 3, SECTION 3.1 Towers and Antennas

(Clarification regarding satellite dishes

As approved in February 2001)

Satellite Dishes: Although 18" satellite dishes are automatically approved based on current FCC guidelines, you must make a written application of the location of where the dish will be placed on the property.

- a) Satellite dishes which are mounted below the fence line on the side or back of a home and not visible from the public thoroughfares are considered as being in an acceptable location and do not require written approval.
- b) Elsewhere on the exterior of the home, the recommended location for the dish is the rear roofline, with the dish turned such that it is not noticeable from along the public thoroughfares.
- c) Exterior attachment cables should be attached in a neat fashion, as far from the public thoroughfares as necessity allows.

The satellite dish installation guidelines listed above are the responsibility of the homeowner to enforce. It is recommended that the installer of each satellite dish is made aware of these requirements in advance of installation in order to avoid the necessity of an additional service call to relocate the dish.