

Emory Crossing Residential Community, Inc.
Architectural Control Committee
Preapproval for Listed Modifications

The following guidelines for homeowner modifications are granted preapproval by the HOA Board of Directors and do not require Architectural Control Committee (ACC) consideration. Homeowners may make the following changes or improvements without submitting an ACC request. It is important that homeowners follow all requirements and request ACC approval for any changes or improvements not specifically authorized in this document.

*****If a homeowner does submit an ACC review for any of the below items, refunds will not be processed, the ACC will approve the request contingent that it complies with the below guidelines.**

1. LANDSCAPING:

- a. **Plants, Flowers, and Shrubs** - An owner may add new plants, flowers, and shrubs to existing builder-installed beds or to existing ACC-approved beds to replace dead growth, to increase density of growth, or to add seasonal color. *If you are adding new beds, moving beds to a new location, or deleting a bed, ACC approval is required.*
- b. **Borders** - An owner may add borders around existing builder-installed flower beds or trees or ACC-approved beds and trees if the construction material for the border consists of the same type of rock or stone and is the same or similar color as the house. Also preapproved is **landscape edging**, which is black, brown, or green, and composed of plastic/resin, metal, or wood. Borders may not exceed 18" in height. *A difference in height or any other type of border or edging material requires approval by the ACC.*
- c. **Trees** - An owner may replace a dead tree without ACC approval if the replacement tree is the same type as the dead tree. If you are adding trees on the property, *ACC approval is required.* Healthy, live trees may *not* be removed *without ACC approval.* **Caution** – it is the homeowner's responsibility to understand and meet the tree regulations of the City of Hutto UDC, section 10.407.6, Williamson County, and the State of Texas when removing and replacing existing trees (i.e., COH's protected trees, Texas' invasive plants, etc.).
- d. **Grass** – An owner can repair or replace existing grass with the following types: Prairie Buffalo, Bermuda, or Zoysia, without ACC approval. Unless the governing documents stated otherwise

2. HOME:

- a. **Repainting** - An owner may repaint their house the same color (or as close a match as possible) without approval from the ACC. If the new color or new accent colors will change, or if the color match is not close enough to be unnoticeable, *the homeowner must get ACC approval.* There is no approved list of colors, any change of color *requires prior ACC approval.*
- b. **Solar Window Screens** – An owner may add solar window screens that are dark colored to windows without ACC approval. Screen doors, security doors, or other changes to doors *require ACC approval.*
- c. **Fence** – An owner may repair or replace existing fencing or parts of the fence with the exact same material and style of fencing as originally constructed.
 - i. **Fence stain** – An owner may stain *their section* of fencing (inside and outside), using natural wood colors (those that approximate the colors of wood found in nature), or a terra cotta color (terra cotta is a muted earth tone color not bright red). *Any other colors require prior ACC approval.*

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- d. **Gutters** - An owner may place gutters on their house without ACC approval if the gutters (1) do not have reflective metal exposed and (2) match the color(s) of the house. Also, the owner must be aware that water gathering around the slab may lead to future slab problems and the owner must be respectful of adjacent property owners regarding water runoff.
- e. **Roof replacement or repair** – An owner may repair or replace the existing roofing material (typically asphalt shingles) if the new materials are of the same type, composition, and color of the originally installed roof.
- f. **Satellite dish** - An owner may place one (1) satellite dish on their house without ACC approval *if* the dish is (1) no larger than one meter in size, (2) located on the rear side of the house or if on the side of the house, will be no higher than the lowest point of the roof line and located in what is considered the least visible from adjacent lots and the street
- g. **Solar Panels** - An owner may install solar panels without ACC approval if installed on the roof by a licensed provider and approved by the city.

The above-listed preapproved items are not intended to cover every issue that may arise from home ownership. Preapproval is intended to allow homeowners a measure of freedom with their property without having to obtain approval for minor changes or additions. It is important that homeowners stay within these guidelines to avoid conflict with the Homeowners Association.