



SHADOW  
CREEK  
RANCH

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## **ARC SPECIFICATIONS**

### **One application per modification**

In an effort to provide for and protect each individual Homeowner's rights and values, it is required that any Homeowner or group of owners considering improvements and/or changes to their home or property **must** submit a **REQUEST FOR HOME APPROVAL** to the Architectural Review Committee for planned improvements and/or changes. Any required permits from the city or other agencies are the responsibility of the homeowner. Construction/Installation may not commence until approval from your Association has been obtained.

All homes and front yards must be kept in a neat, safe, and attractive condition at all times. Lawns must be fertilized, mulched, watered, treated for insects, mowed, edged, and weeded on a regular basis. During the Spring and Summer growing season it is necessary to maintain your lawn on a weekly basis. During the Fall and Winter months, it may only be necessary to maintain your lawn every other week.

An ARC \$25 administrative fee is required. An ARC For Pool \$125 administrative fee is also required. If you are installing a pool, a \$500 retainer check is required, which will then be deposited.

Your application will not be processed until the check has been received. If any change is made that has not been approved, the Association has the right to ask the Homeowner to remove the improvement(s) and/or change(s) from the property.

I. **SATELLITE DISH**

- The prior written approval of your Association must be obtained prior to installation. Installation may not commence until approval from your Association has been obtained.

II. **PLAY EQUIPMENT**

- A copy of the Owners' recorded lot survey showing the proposed location of the equipment must be submitted.
- The Owner will be required to submit the dimensions (length, width, and height) for the equipment.
  - **NOTE:** ("Height" is measured from the ground to peak of the play equipment.)
- In addition a full description of the materials of the equipment and the color of the tarp (if applicable) needs to be provided.

- A photograph or brochure of the equipment needs to be included with the application if possible.
- These items must shall be positioned on the Lot so as not to be visible from the street. These items must be placed on the rear of the Lot no closer to the side than ten feet (10'), and shall be no taller than twelve feet (12').
- If your home backs up to a common area or through street, the tarp must be a solid earth tone color. If you own a residence on a corner lot, the play equipment must be a minimum of twenty (20') feet from the side property line.
- The play equipment cannot encroach upon any easements or building lines as indicated on the lot survey. Installation may not begin until written approval is obtained.

### III. **FENCE STAIN**

- Only clear stain with no added color pigment is permitted. Approval must be obtained prior to staining. Staining may not commence until written approval has been obtained.

### IV. **STORAGE BUILDINGS**

- **NOTE:** Rubbermaid, metal or vinyl buildings will not be permitted.
- A copy of the recorded lot survey showing the proposed exact location of the storage building must be provided with the application. The storage building should not be visible from the street in front of the house.
- The materials used for the storage building shall match the materials of the main residence in type, quality and color, including roofing material and paint color (metal, aluminum, and plastic storage buildings are not permitted).
- All approved permitted structures shall be properly maintained at all times and positioned on the Lot so as to not be visible from the fronting street and/or side street in the event of a corner lot.
- Additionally, all approved permitted structures shall be limited to a maximum height of eight (8') feet at the highest point of said roof, and shall be no more than one hundred twenty square feet (120') of floor space.
- Materials, color and design of all approved permitted structures must me the same as the primary dwelling. In addition, party tents or similar temporary structures may be erected for a limited period of time for special events with the prior written approval of the Board.
- Samples of paint and roofing materials must be submitted with the application.
- The storage building may not be located on a utility easement, drainage easement, or building line. Some Associations state in the documents specific distances the building may be located.
- Installation may not begin until written approval is obtained.
- Final approval of exterior structure (storage sheds only) must also include video showing proof of height, width, and location of aforementioned structure. The video must be e-mailed to: [answers.tx@fsresidential.com](mailto:answers.tx@fsresidential.com)

### V. **LANDSCAPING**

- Approval must be obtained prior to improvements or changes in the landscaping of the front yard.
- The locations, colors, and types of Shrub Beds, Tree Types, Landscape Pavers / Brick must all be indicated on the survey and on the ARC application.
- Installation may not begin until written approval is obtained.

### VI. **GUTTERS**

- A copy of the recorded lot survey showing the proposed location must be submitted with the application.
- The location of gutters and the drain/concrete must also be included
- Please indicate the color of the gutters and provide a color sample.

- Installation may not begin until written approval is obtained.

## **VII.**

### **SWIMMING POOLS AND SPAS**

- The application must be signed by the homeowner and not their contractor.
- A copy of the Owners' recorded lot survey showing the proposed location of the pool/spa, decking and equipment must be submitted.
- If a waterfall, water fountain, slide, sheer decent, rock falls, etc. is proposed, the Owner must provide the height of the proposed water feature from the deck. The application should note if there are no amenities.
- The application must indicate if the Owners' backyard is enclosed by a six-foot fence (unless the house backs up to a lake or golf course), including the breezeway if there is a detached garage (fence height extensions are not permitted). If the backyard is not surrounded by a six-foot fence, an application to install or modify the existing fence (unless it's a lake or golf course lot) must be submitted with the pool/spa application and completed in conjunction with the pool/spa.
- A deposit check is required with the application. The deposit check may be submitted by the Owner or the Pool Contractor. The check will be deposited and the money returned upon completion of the pool and restoration of the landscaping and fencing. The purpose of the check is to ensure that if the homeowner's contractor damages any common area or neighbor's property, it is restored to the Association's satisfaction.
- Upon completion of the swimming pool / spa – and at the request from the homeowner – the deposit will be returned upon inspection and verification that the common area property has not been damaged.

## **VIII.**

### **PATIO COVER, GAZEBOS, PERGOLAS**

- A copy of the recorded lot survey showing the proposed location of the patio cover must be submitted with the application along with a before picture of the area.
- The patio cover dimensions including length, depth, and its height at its highest and lowest point must be indicated. For shingled patio covers, indicate the elevation of the slope.
- All materials to be used for the patio cover must match the main residence in type, quality and color, including the roof and bricks. A description of the materials to be used for the patio cover must be submitted with the application. Metal, plastic, etc. is not permitted. For trellis or pergola patio covers, the skirting material must be indicated in the application.
- The method of attachment of the patio cover to the main residence, if not freestanding, must be included.
- Gazebos are defined as a free standing, open framed structure and cannot be used for storage.
- All permitted structures shall be properly maintained at all times and positioned so as to not be visible from the fronting street and/or side street in the event of a corner lot.
- Additionally, all permitted structures shall be limited to a maximum height of twelve (12') feet at the highest peak of said roof and shall be no more than one hundred twenty square feet (120') of floor space.
- Materials, color and design of all permitted structures must be the same as the primary dwelling. In addition, party tents or similar temporary structures may be erected for a limited period of time for special events with the prior written approval of the Board.
- Effective 01 September 2016. The maximum height requirement shall be modified to fourteen (14') feet at the highest peak of said roof.
- Construction may not commence until written approval is obtained.

**IX. ADDITIONS**

- Please provide the same information as patio cover above.
- Contractor's specifications and drawings.
- Type of air conditioning/heating, (window/sleeve type not permitted).
- Will new windows, doors, etc. match the existing windows, doors of the main residence?
- Location of new windows and doors.
- How will new roof tie into existing roof on main residence to ensure it appears to be original construction?
- If your addition will be connected to the existing residence by a breezeway, advise the type of architectural interest being considered.
- Permits may be needed from the City Department, please contact the city for more information.
- Construction may not commence until written approval is obtained.

**X. PAINT**

- Submit a sample of each paint color and where it is to be used e.g. main residence, (including the garage door), trim (soffit, fascia boards, window trim) or accents (shutters, doors and window hoods).
- Flat or satin paint only are permitted.
- The garage door must be painted to match the main paint color portion of the house unless the house is mostly brick, in which case, the garage door should match the trim color.
- Painting may not commence until written approval is obtained.

**XI. SOLAR SCREENS**

- Submit a color sample of the screen material. Reflective materials are not permitted.
- Describe the method to be used to support the screen to avoid sagging.
- Indicate that all windows on the same side will be screened.
- Installation may not commence until written approval has been obtained.

**XII. IRRIGATION SYSTEMS**

- Submit a copy of the lot survey showing the location of the proposed irrigation heads.
- Installation may not commence until written approval has been obtained.

**XIII. FRONT DOORS**

- Provide a photograph or brochure showing the style selected.
- Provide the color or stain.
- Installation may not commence until written approval has been obtained.

**XIV. STORM DOORS**

- All storm doors must be "full view" (all glass). The frame must match the exterior paint trim of the house or the color of the doorframe.
- Installation may not commence until written approval has been obtained.

**XV. WROUGHT IRON DRIVEWAY AND/OR BREEZEWAY GATES**

- Submit a copy of your lot survey indicating the proposed location of the driveway gate (in most associations it must be installed a minimum of 10 ft. behind the front plane of the house)
- Submit a photograph showing the style gate.
- Indicate that it will be painted black.
- Submit the height from the ground to the top of the fence.
- If there will be brick columns, indicate the bricks will match those of the main residence in type, quality & color.

- If there will be lighting, submit a photograph showing the style light and wattage/lumens.
- Installation may not commence until approval from your Association has been obtained.

**XVI. OUTDOOR KITCHENS**

- Proposed location must be noted on your lot survey (amongst your closing papers).
- All exposed materials must compliment the exterior of your home.
- If you are proposed a cover over the outdoor kitchen, please refer to patio covers above.
- Construction may not commence until written approval is obtained.

**XVII. DECKS**

- Cannot exceed two feet above the ground.
- Provide a copy of your lot survey showing the proposed location of the deck,
- Provide the materials.
- Construction may not commence until written approval is obtained.

**XVIII. DRIVEWAY ADDITONS**

- Proposed location of driveway addition must be indicated on a copy of your lot survey.
- Describe the method to be used for finishing the concrete.
- Construction may not commence until written approval is obtained.

**XIX. LIGHTING**

- All exterior lighting must be first approved by the ARC committee. No exterior lighting may shed light onto other Properties or into residential dwellings in such a manner that creates a nuisance.
- Installation may not commence until written approval has been obtained.

**XX. APPROVED HARDWOOD TREES:**

- Trees, at the time of planting, must be at a minimum three (3) inch caliper when measured six (6") inches above the ground:
- Live Oak
- Water Oak
- White Oak
- Red Oak
- Willow Oak
- Shumard Oak
- Post Oak
- Sweet Gum
- Southern Magnolia
- Pecan Golden Rain Tree
- Evergreen Chinese Elm
- Cedar Elm
- Short Leaf Pine
- Long Leaf Pine
- Southern Sugar Maple
- Queen Palm