

Southern Pointe Community

ACC Builder Guidelines

These guidelines may change from time-to-time and builders should refer to the most recent version of the Homeowners Association of Southern Pointe Inc. CCR's and builder guidelines for the most accurate and up to date information to ensure compliance with requirements. REMINDER: The following are IN ADDITION to the CCR's base ACC requirements, and the builder/home plans are ALSO responsible for meeting all City of College Station requirements including but not limited to setbacks. Please submit a Plan Submission form for each lot that your build a home on. Once the Architectural Control Committee (ACC) has approved your plan, if there have not been any changes to the plan, the plans do not have to be re-submitted should it be built again but you must submit the Plan Submission form. DO NOT START A HOME WITHOUT RECEIVING AN APPROVAL LETTER FROM THE ACC.

Minimum Square Footage: 1,200 square feet

Minimum Masonry Requirements:

Front house elevation shall be Brick and/or Stone at first floor with the following two exceptions:

1. Front porches/patios may be excluded to require brick and/or stone
2. The brick and/or stone may be reduced to a minimum of 100 square feet of the total masonry on the front elevation that faces the street if there is an increase in **three or more** of the following architectural features on the front elevation:
 - a. Shed roofs over the garage, windows, or porches
 - b. Extended porches. Porch length should be 3/4 length of front length of house (measured from corner to corner), excluding the length of garage. Porch must be a minimum of five feet in depth.
 - c. Columns, three or more. Only the front side of the column facing the street counts toward the minimum 100 square feet of masonry.
 - d. Dormer with decorative detail such as window or vent
 - e. Arbor
 - f. Shutters on windows
 - g. Porta cache, must be a minimum of four feet in depth
 - h. Box window
 - i. Decorative gable vent
 - j. Lintels, two or more
 - k. In no case may the brick and/or stone be reduced to less than 100 square feet of the total masonry on the front elevation that faces the street. Credits for architectural features are per item type. For example, one shed roof or two shed roofs equals one qualified architectural feature. Other architectural features may be considered, at the ACC's discretion, should it be deemed that they add additional exterior design features to the elevation to compensate for the reduction of brick and/or stone. Final approval of elevation is subject to approval of the ACC.
 - l. No architectural features are required if front elevation is 100% brick/stone

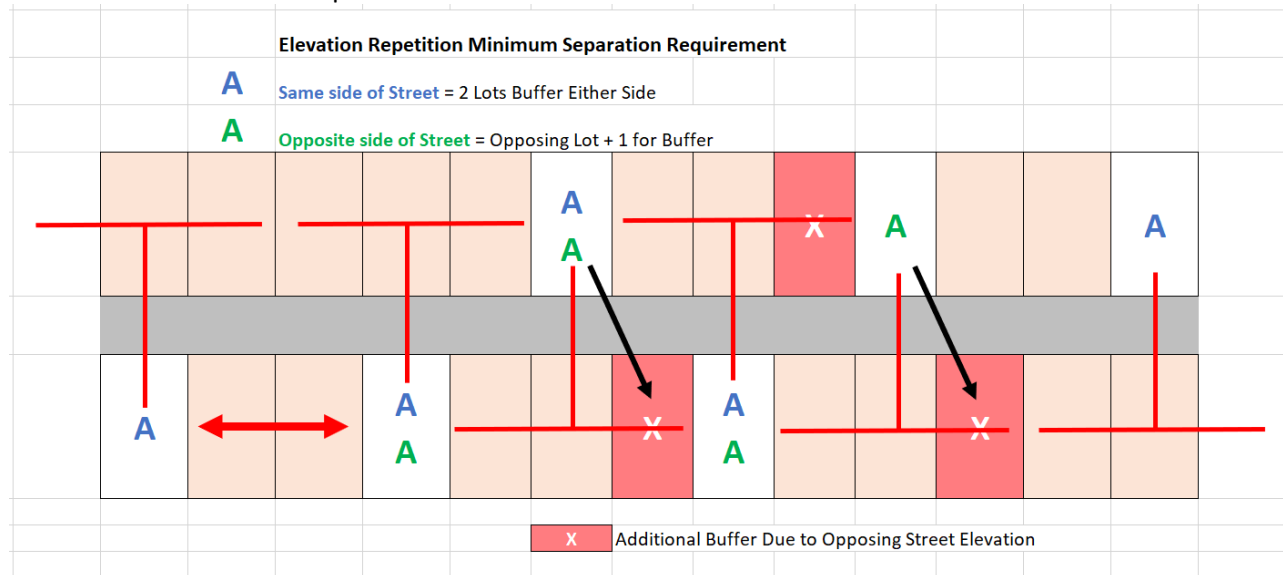
Masonry stucco is permissible in lieu of stone or brick and qualifies as masonry. If there is stone on the front elevation of home, it should wrap around both side corners a minimum of two feet (2').

All siding must be cementitious fiber board type. No particle board. No LP Siding. Chimneys may be siding.

Roof Pitch: Minimum 5/12, 3/12 Accent Roofing "Shed Roof", Minimum 25-Year 3-Tab. Excludes roof pitch on covered back porches

Front Elevations: Front foundations of all primary residential structures on any lot shall have at least one articulation a minimum of 2 feet (2') in depth offset, which may be at any location, including without limitation, garages, or entryways.

Repetition of Front Elevation: Repetition of elevations should be limited as illustrated below:



Garage: Minimum two (2) Car Garage (16' single door or 2 each at 8')

Landscaping/Irrigation: Flower Beds should be included at front elevation where there are no driveways or walkways. Minimum of (1) living tree with diameter of at least two (2") inches in the front yard. Front yard irrigation and Bermuda grass sod is required.

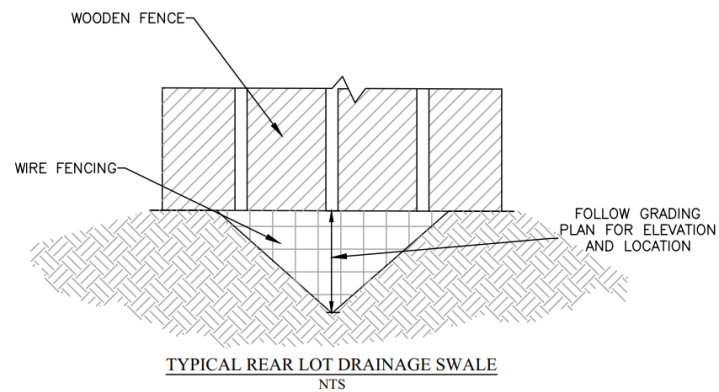
Fencing: 6' cedar fence **with twenty-gauge** metal posts with smooth side facing streets or common areas or adjoining properties which are not part of Southern Pointe Community. Wrought Iron fencing is required on any lot which faces a common area or trail. The wrought iron fencing to be used shall be manufactured by Ameristar, 1-800-321-8724, Majestic Panels, 3 Rail, 52" tall, or substantially similar fencing if Ameristar no longer manufactures Majestic Panels. The wrought iron fence will be 52" high with a 45 degree taper from the cedar fencing to 52", each 8' section will be leveled (not ran with the grade of the lot).

Trash Can Screens: Per the CCR's the homeowners must keep their trash can screened from view. If the homeowner does not want to keep their trash can in the garage, you will need to construct a screen which compliments the fencing. Below are guidelines:

1. Height 4 – 4.5', Length recommend 3' but no longer than 4' (do not build to the property line).
2. Building material should match/compliment your fencing material
3. Do not install screening in line with the front of the home, set it back a minimum of 2'.
4. Stagger screens when two homes have screening in between them – Stagger so there is plenty of room to move trash cans in and out.
5. When possible, don't have two homes with screening in between them.
6. Please coordinate communicate with each other on this situation.

HOA Dues: \$500 annually for homeowner, \$250 annually for builders. When builder sells to homeowner, \$35.00 transfer fee paid to HOA, \$150 Admin fee paid to HOA Management Company. Fiber and trash utilities will be direct billed to homeowner by the HOA.

Drainage: The builders are responsible for working together to ensure positive drainage and not to impede, alter or affect the positive drainage of the adjoining properties in any way



For questions, or submittals to the ACC, please email accplanapproval@gmail.com .