

PRESIDENTIAL MEADOWS
OWNERS ASSOCIATION, INC.
APPLICATION for ARCHITECTURAL APPROVAL
(Form 9.1.16; previous editions are obsolete)

Notice to Applicant

(A) Any change to the exterior of your home requires approval by the Association, and the Association derives that authority from the DCCRs (See Declaration of Covenants, Conditions, and Restrictions -- "DCCRs" -- paragraphs 1.12, 4.01, 4.07 and 7.07). Do not start work on your project until written approval is received no matter how small or large the project may be to prevent being in violation of deed restrictions. Please submit separate applications for each project.

(B) Applicant acknowledges that all improvements must be constructed in accordance with the design guidelines contained in the DCCRs and any guidelines, policies, or rules adopted by the Association from time to time. All improvements must be constructed in accordance with the laws, rules, regulations, and building codes of governmental authorities having jurisdiction. Approval of this application does not constitute approval by any governmental authority, nor does it constitute a building permit.

(C) Approval of this application does not give Applicant the right to enter upon the property of any other owner or the common area in order to perform the construction contemplated by this application.

(D) The Association cannot, and does not, grant approval for modifications in violation of the DCCRs. Thus, any modification in violation of the DCCRs, even if it has approval, is still in violation and subject to enforcement. Only a variance granted by the Architectural Control Committee and/or Board of Directors in written form for a specific instance may allow deviations from this requirement.

(E) The Association and/or the Board of Directors cannot, and does not, authorize encroachment on any easement or property outside the boundaries of the applicant's property boundary lines.

(F) Applicant certifies that the information contained herein is true and correct to the best knowledge and belief of Applicant.

(G) Please allow 30 days for the processing of this application. Incomplete applications may be denied requiring re-submission. There is no automatic approval.

(H) You will be notified of approval by email. If you do not have email, then approval will be sent via surface mail.

Applicant Name: _____ Hm Ph: _____
Address: _____ Off Ph: _____
Email: _____ Cell Ph: _____

Applicant Signature

Date

SUBMIT COMPLETED APPLICATIONS TO: Submit pages 1-3 and other documentation as applicable.

Presidential Meadows OA
c/o Goodwin Management, Inc.
11149 Research Blvd., Suite 100
Austin, TX 78759-5227
Email: Bobby.Humphries@Goodwintx.com
Office: (512) 852-7941; Cell: (512) 470-2380; Fax: (512) 346-4873

1. Approval Requested *(Please check applicable modification and complete other paragraphs indicated in parentheses next to your planned improvement project.)*

- | | | |
|--|---|--|
| <input type="checkbox"/> Fence Replacement (Exact) (6) | <input type="checkbox"/> Landscaping, Walkways | <input type="checkbox"/> Home Remodeling |
| <input type="checkbox"/> Fence – NEW (6) | <input type="checkbox"/> Irrigation | <input type="checkbox"/> Satellite Dish – size _____ |
| <input type="checkbox"/> Deck, Patio, and/or Cover | <input type="checkbox"/> Pool/Spa/Water Feature | <input type="checkbox"/> Rain Water Harvesting (10) |
| <input type="checkbox"/> Solar Energy Device (8) | <input type="checkbox"/> Flag Display (9) | <input type="checkbox"/> Siding and Brick |
| <input type="checkbox"/> Shed or Outbuilding (5) | <input type="checkbox"/> Playscape/Play Equipment (6) | <input type="checkbox"/> Driveway Extension |
| <input type="checkbox"/> Paint – Exterior of Home (11) | <input type="checkbox"/> Permanent Basketball Goal | <input type="checkbox"/> Other <i>(Describe Below)</i> |

Note: Metal and plastic sheds or outbuildings are not permitted.

2. Please Describe Project - Attach additional pages, if necessary

Estimated Time to Complete/Timetable: _____

Contractor: _____ Off Phone: _____

Email: _____ Cell: _____

3. Provide the following supporting documents, plans, and specifications to depict the work to be undertaken *(Submit all, as applicable):*

- A plot plan showing the lot boundaries, house location, driveway and sidewalk location, fence location, and all applicable building setbacks and easements.
- Outline of proposed modification on plot plan showing location of proposed modification (illustrating no modification within setbacks and easements) and distance of modifications from fences and improvements.
- Drawing, photo, and/or sketch of structural design, exterior elevations, and floor plan of modification with major dimensions;
- Description, photos, and/or and samples of exterior materials (framing, siding, roofing, masonry) to be used including colors and textures (paint/ stain) with verification that colors and textures will match house.
- All exterior illumination including location and method of illumination - No "wash over" of lighting to adjoining property or common areas is permitted.

4. Talk to Your Neighbors About Your Plans—attach additional pages if necessary

Initials of Neighbors

Address of Neighbors within line of sight of modification

NOTE: Neighbors should be notified of your application; however, this notification does not constitute approval by the neighbor. Nor does the lack of initials by a neighbor mean that this application will be denied. Notification of the neighbors is provided as a courtesy to them.

For Association Use Only

_____ Application approved as submitted

_____ Application approved with the following conditions:

_____ Application disapproved at this time with the following comments:

For the Presidential Meadows Owners Association, Inc.

Date

5. Additional Shed/Outbuilding Requirements (See DCCRs 1st Amendment, Paragraph 3.12)

Contractor: _____

Phone: _____ Cell: _____ Email: _____

- A. Shed may not have more floor space than 80 square feet.
- B. Shed may not exceed eight (8) feet in height measured from the surface of the lot to the highest point of the building.
- C. Shed must be constructed inside the rear or back yard of the house and completely enclosed by privacy fencing (yard privacy fence will suffice).
- D. Shed must match the house including siding (hardieboard), trim, roof shingles, and paint scheme.

6. ADDITIONAL FENCE CONSTRUCTION REQUIREMENTS (See DCCRs Paragraph 4.05, and 1st Amendment to DCCRs paragraph 4.05)

Contractor: _____

Phone: _____ Cell: _____ Email: _____

- A. The default fence for all lots is a solid wood privacy fence made of 6' long, nominal 1" x 4" double notched (45 degree top corners) cedar pickets tight fit to form a solid visual barrier. All fences external to the lot (i.e., those exposed to public view) shall be constructed with their "smooth side" facing out to the public view.
- B. Wood fence materials may be left un-treated or sealed with a clear sealant. Fences must be maintained in harmony with respect to color, to those of neighboring lots. Staining of any fence requires approval.
- C. Side fences may not be moved forward of the front edge of any house on a lot and such relocation requires approval from neighbor on the affected side of your lot.
- D. Fences internal to the lot, such as those used for safety fencing around pools, may be wood picket or decorative wrought iron, consistent with the requirements set forth herein. These fences should be 6' or less in height and should not be visible from outside the perimeter privacy fence.
- E. No wire fencing is allowed.

7. ADDITIONAL PLAYGROUND EQUIPMENT REQUIREMENTS

Contractor: _____

Phone: _____ Cell: _____ Email: _____

- A. This covers all playground equipment including forts, playscapes, swing sets, play houses, etc
- B. Building material must be weatherproof wood (pressure treated pine, redwood, cedar, etc.). Plastic, vinyl, and metal are not allowed except for minor accessories (slides, swing seats, etc.). All wood must be sealed and stained with a cedar or redwood colored stain, or sealed with a clear sealant.
- C. Play structures must have minimal visibility from the street.
- D. No playground equipment may be placed on the front or side yards that are on the street side of the privacy fence.

- E. Playground equipment may not be located within the building setbacks or in easements.
- F. Playground equipment shall not exceed 10' in height; however, the ACC will consider granting variances of up to 12' on a case by case basis. When the height exceeds 10', the ACC will require an additional 5' set back for each additional 1' in height.
- G. If existing, trees may not be cut down to make room for play equipment.
- H. Permits may be required by governmental authorities (city/county) for certain play equipment. It is the owner's sole responsibility to obtain necessary permits.
- I. No tree houses are allowed.

8. ADDITIONAL SOLAR ENERGY DEVICE REQUIREMENTS
(See PMOA adopted policy dated 8 July 2011; Travis County Document No. 2011109538.)

Contractor: _____

Phone: _____ Cell: _____ Email: _____

- A. No such device may be installed without prior Association approval either by Architectural Control Committee or Board of Directors.
- B. No such device may be installed on an owner's property other than on the roof of the home, or the roof of another structure previously approved, or in a fenced yard or patio owned and maintained by the owner.
- C. If a device is mounted on the roof of the home, it may not extend higher than or beyond the roofline.
- D. If a device is mounted on the roof of the home, it must be located on the side or rear of the home unless the alternate location increases the estimated annual energy production of the device as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10% above the energy production of the device if located on the side or rear of the home.
Written approval of any alternate location of the device will be required of all adjoining property owners.
- E. The device must conform to the slope of the roof and have a top edge that is parallel to the roofline, nor may the top edge be higher than the highest point of the roof.
- F. The frames, support brackets, and visible piping or wiring must be in a silver, black, or bronze tone commonly available in the marketplace.
- G. If the device is located in a fenced yard or patio, the device may not be taller than the fence line.
- H. Certain governing authorities (city/county) may have ordinances requiring permits for such energy devices. It is the homeowner's responsibility to secure all necessary permits.

9. ADDITIONAL FLAG DISPLAY REQUIREMENTS
(See PMOA adopted policy dated 8 July 2011; Travis County Document No. 2011109538.)

Contractor: _____

Phone: _____ Cell: _____ Email: _____

- A. Flags permitted to be displayed shall be the flag of the United States of America, the flag of the State of Texas, the flag of any governmental subdivision of the State of Texas, and the flag of any branch of the United States armed forces.

B. With respect to the United States flag, any such display must be in accordance with 4 U.S.C. Sections 5-10. With respect to the Texas flag, any such display must be in accordance with Chapter 3100, Government Code.

C. A flagpole attached to a dwelling or a freestanding flagpole must be constructed of a permanent, long-lasting material, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.

D. The display of a flag, or the location and construction of the supporting flagpole, must comply with applicable zoning ordinances, easements, and set backs of record.

E. A displayed flag and the flagpole on which it is flown must be maintained in good condition. Any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired or removed.

F. No more than one flagpole may be constructed on any property, and no flagpole shall exceed more than 20 feet in height.

G. Maximum flag size that may be displayed is five (5) by eight (8) feet.

H. Lighting used to illuminate any displayed flag shall not operate to create a nuisance, and shall not illuminate any property other than the owner of such displayed flags property, nor shall it illuminate the interior of any dwelling at any time.

I. Appropriate landscape modifications around the flagpole must be described in this application.

J. No owner shall allow the external halyard of a flagpole to create noise that can be heard more than 25 feet from the flagpole.

10. ADDITIONAL RAIN WATER HARVESTING DEVICE REQUIREMENTS

(See PMOA adopted policy dated 8 July 2011; Travis County Document No. 2011109538.)

Contractor: _____

Phone: _____ Cell: _____ Email: _____

A. No rain water harvesting device, storage container, related plumbing or appurtenances shall be allowed or located other than within a fenced backyard or the fenced patio of the property owner.

B. The device must be properly screened as to obscure view of the device from adjoining property and the street, and such screening must be described in this application.

C. Appropriate landscape modifications around the device must be described in this application.

D. The device must be of a color that is consistent with the color of the home and not contain language or other content that is not typically displayed by such a barrel or system as it is manufactured.

Applications not meeting the criteria in this section may be denied on the basis of being incomplete and will be subject to re-submission. Any approvals granted based on an incomplete or inaccurate application may be deemed invalid and rescinded.

11. EXTERIOR HOME PAINTING

Contractor: _____

Phone: _____ Cell: _____ Email: _____

Please provide the following paint choice information:

For the body of the house:

Paint Brand: _____ **Color Name:** _____

Color Number: _____ **Paint Finish Sheen:** _____

For the trim of the house:

Paint Brand: _____ **Color Name:** _____

Color Number: _____ **Paint Finish Sheen:** _____

What do you mean by “trim?” Select one:

_____ Trim around roof, windows, and doors

_____ Trim at roof edge only

_____ Trim around windows only

_____ Trim around doors only

_____ Other _____

For an accent color for the house:

Paint Brand: _____ **Color Name:** _____

Color Number: _____ **Paint Finish Sheen:** _____

Please describe what you intend to accent.

Ideally, submit a photo of your home indicating the parts of the home you wish to accent.