

Role of Architectural Control Committee and Guidelines

The role of the Woods Edge Estates Section 3 Architectural Control Committee (ACC) is to ensure that our community's property values are preserved. The committee works with residents to avoid violations of the ACC standards. The ACC strives to avoid litigation issues and costs, which creates animosity in our community.

The ACC oversees the standards and ensures requests are handled in a timely manner. This committee also ensures uniformity throughout the community. Before making any changes to your home, contact the ACC.

The deed restrictions for Section 3 of Woods Edge give the Architectural Control Committee wide latitude to specific aesthetic requirements for building in Woods Edge. While the committee appreciates that a variety of building styles is one of the assets of our neighborhood, we also exercise the right to reject certain aesthetic choices from time to time.

The Architectural Control Committee shall have the right to specify architectural and aesthetic requirements for building sites, minimum setback lines, size and other general requirements for building projects, the location, height and extent of fences, walls or other screening devices, the orientation of structures with respect of streets, walks, paths and structures on adjacent property and a limited number of acceptable exterior materials and finishes that may be utilized in new construction, remodeling, repair, and improvements.

The Committee shall have full power and authority to reject any plans and specifications that do not comply with the restrictions herein imposed or that do not meet its minimum construction or architectural design requirements or that might not, in the sole discretion of the committee, be compatible with the overall character and aesthetics of the subdivision.

Attached are the ACC guidelines. Do not assume that if it's not explicitly stated in the Declaration of Covenants, Conditions, and Restrictions, that there are no standards. The ACC must approve your improvement prior to work starting.

For quick approval of your building project, please note the following guidelines, with the understanding that these are merely guidelines from which variances may be granted:

Woods Edge Estates Section 3 ACC Guidelines

- An Application for Architectural Committee Approval is required to be submitted for any:
 - Construction
 - Renovation of exterior
 - Fence
 - Wall
 - Swimming pool
 - Flagpole
 - Satellite dishes
 - Propane tanks
 - Gazebos
 - Etc.

- Provide Name, Address, Phone Number, and email address of owner.

- Provide Name, Address, Phone Number, and email address of builder / contractor.

- Proof of financing must be provided for new construction and larger construction projects. Approval letter from financial institution or custom homebuilder (if cash) stating financing is in place. We do not need to know the dollar amount.

- Complete set of plans and specs must be provided to the ACC. The garage must be on the plans. Foundation plans and elevations are also required with an engineer's seal, including height of floor above finished grade.

- Contact ACC to arrange a meeting at site of construction, to get a visual of proposed plan.

- What code will construction be built to? Fort Bend County permits required.

- Location of house, garage or barn on lot must be provided. An accurate site plan must be provided that is to scale and has the location of the water well, septic, air conditioners, and water softener units, as well as accurate measurements of the set-back lines of the house on the property. It is preferred for home to be centered on lot and in line with homes on either side.

- Square footage of house (air conditioned space) - not including porches, breezeways, patios and garages. One story homes are required to be a

minimum of 2000 square feet; two story homes are required to be a minimum of 2500 square feet.

- Façade Material samples (brick, stone, siding, etc.) must be presented and approved.
- Paint color samples for siding and or trim must be approved. Only neutral colors are acceptable.
- Roofing material sample and color must be approved. Standing seam metal roof systems are the only type of metal roof allowed.
- Septic permit from Ft. Bend County must be provided.
- Location of concrete driveway and concrete walkways must be provided. No gravel driveways allowed. Driveways and garage must be put in at the same time as the house.
- Window air conditioners will not be approved.
- Location of propane tank – indicate if above or below ground. The ACC will only approve ground tanks in the back of the house. These must be included on site plan.
- Fencing – height, size and location. Three rail fences as seen throughout the neighborhood, will likely be approved without issue. Privacy fences are generally not approved.
- Flagpoles – height, size and location must be approved.
- Satellite dishes must be approved. They must be on the backside of house.
- Gazebos, waterlily ponds, children’s outdoor playsets, decking, and waterfalls must be submitted for ACC approval. Playsets/forts/swing sets are only allowed in backyards.
- Metal buildings and barndominiums will not be approved.
- Drainage must be provided so that your property doesn’t drain on neighboring properties.
- Approximate start date and completion date must be provided to ACC. Construction must be completed within one year subsequent to commencement of construction.

- New home construction must have grass within 6 months and landscaped within one year of completion of construction.
- The exterior of the construction site shall be kept orderly and clean during construction.
- When construction is completed, the homeowner is required to notify the ACC so the ACC can visually verify compliance through onsite inspection. This is to insure that the approved plans and materials were actually used.
- The ACC has the right and authority to require any owner to remove or alter any structure which has not received approval or which is built other than per the approved plans.