

Woodview at Bulverde Creek Homeowners Association, Inc.

Architectural Control Manual

Approved and Adopted by the Board of Directors – October 15, 2008

Revision History:
January 28, 2010
June 23, 2010

These Design Standards will enable homeowners to anticipate and plan for improvement acceptability as a key element of the overall project approval process. They are also provided to inform readers of the most common design & aesthetic intentions of the Association and to shorten the design and approval process by heading off improvements that might otherwise be rejected.

Please refer to the recorded Declaration of Covenants, Conditions, and Restrictions (DCCR's) covering your community for complete details. Go to www.woodviewhoa.org for complete list of deed restrictions.

Policies and Procedures: A Consistent Process

Property values in a neighborhood are based upon the cumulative impact of the immediate surrounding properties as well as the amenities the subdivision as a whole has to offer. The Architectural Control Committee (ACC) is committed to the underlying principle of our associations' primary mission which is to protect, enhance and preserve property values.

The association's governing documents outlines the key factors that the ACC must consider in approving or denying an improvement request. These key factors are:

- Degree to which the proposed improvement conforms to and is in harmony with other properties in the Woodview, the surrounding areas, and community standards.
- Quality of the workmanship and materials, adequacy of site dimensions, adequacy of structural design, and proper facing of the main elevation with respect to nearby streets.
- Conformity and harmony of the external design, color, type and appearance of the exterior surfaces and landscaping in relation to the improvements at other homes within the subdivision.
- Other standards set forth in the association's governing documents or matters in which the ACC has been vested with the authority to render a final interpretation and decision.

It must be understood, however, that these guidelines are not all inclusive.

Should a homeowner's improvement request be denied by the ACC, the homeowner can request an informal hearing with the Board of Directors, the appeal authority, to discuss the proposed improvement and clarify any issues at hand. Such a request must be submitted in writing.

If an unapproved improvement is built, the matter can be referred to the association's attorney for further action. If such a referral becomes necessary, the homeowner in question is liable for payment of any attorney fees and court costs that may be involved..

Enforcement of the Restrictive Covenants is to the advantage of all of the associations' members.

Disclaimer:

Architectural approval, if granted, does not waive any provision of the protective covenants, any building code(s), any ordinance(s), and rule of law, or statute that may affect such construction.

Building permits must be obtained prior to the commencement of any work.

There may be penalties from your local municipality for not obtaining a permit.

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DEFINITIONS

Architectural Control Committee (ACC): Committee appointed by the board, as directed by the association's governing documents, to address matters relating to property improvements.

Drainage Easement: A right to use a specific piece of property that is granted in order to ensure proper drainage. Any work done in such an easement could cause drainage problems.

Easement: An easement gives the holder the right to use another's land for a specific purpose.

Harmony: A state in which any property improvement blends with and complements the home on that property as well as others within the neighborhood.

Improvement: Anything that is placed, modified, or added to a house or lot that has a semi-permanent location.

Maintenance Easement: An easement that is granted to provide access for maintaining an improvement.

Notice of Non-Compliance: A legal filing that is recorded with the County Clerk indicating that a property is not in compliance with the restrictive covenants. When a home is sold, the title company does a search to determine if there are any deficiencies that might affect a new purchaser. A notice of non-compliance will normally appear in this search.

Official Plat: Original survey which already shows the location of your residence on the lot.

Plat: A plan, map, or chart of a piece of land with actual or proposed features.'

Survey: Document produced after a surveyor's analysis of property showing easements, property lines, location of structures, etc. This is usually completed every time a property is sold and involves a mortgage from a lending institution.

Semi-Permanent: Anything that remains in the same place or general area for more than four (4) consecutive days.

Specifications: A detailed precise presentation of characteristics, requirements, standards within the plan for a proposed improvement.

Utility Easement: An easement granted so allow utility companies (electric, gas, water, cable, etc.) access to put in and maintain their infrastructure.

Zero-Lot Line: When lots are platted so that a shared property line allows building with no setback up to that shared property line.

BASKETBALL GOALS

Article V: Architectural Control
Article IV: Construction of Improvements (Section 4.4)
City Code: Chapter 6, Article I (Section 6-1)

1. Commercially manufactured portable basketball goals are acceptable but must be approved by the ACC.
 2. Under no circumstances will a permanent basketball goal be affixed to the main dwelling.
 3. Permanent basketball goals cannot be installed in front of the main dwelling's anterior building setback line. This means that any permanent basketball goals must be located in the backyard.
 4. Portable basketball goals cannot be positioned over or on a public right-of-way to include the sidewalk and street. (City Ordinance)
 5. Portable basketball goals cannot be positioned within ten (10) feet of a neighboring property. Violation of this requirement presents a situation in which the neighboring home, landscaping, and yard might be damaged by player traffic and/or loose basketballs.
 6. All basketball goals must be maintained in a good state of repair. This means that backboards must be periodically cleaned, nets replaced, and supports painted to prevent rust.
 7. Architectural approval, if granted, does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 8. Architectural approval, if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the Committee, appears to conform to the requirements of the restrictive covenants.
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Approval request packet must include the following:

- Properly completed improvement request form.
- Official plat of the property indicating proposed placement of the basketball goal while in use and when being stored.
- Picture or product brochure indicating the style of basketball goal.

DECKS

Article V: Architectural Control
Article IV: Construction of Improvements

1. Proposed deck location must be shown on a copy of the official plat (survey of lot) of the property. Plat should also reflect distances from deck to the 2 closest property lines.
 2. No building or improvement shall encroach any easement(s) or setback line.
 3. Wood decks will not be allowed on the front of a home.
 4. The size of a wood deck must be in proportion to the size of the unimproved backyard, and in no case should exceed 40% of the area of the back yard.
 5. Height of the deck above ground cannot be such that it infringes upon the privacy of neighboring properties.
 6. It is important that all projects be of good quality workmanship and properly maintained. Projects that are deteriorating, or are obviously poorly constructed will be required to be removed or rebuilt.
 7. The visibility of the improvement will be a consideration in the approval/denial.
 8. City building permit must be obtained prior to the commencement of any work.
 9. The original drainage shall not be altered without prior approval by the ACC. No landscape plan or design which would have the effect of altering the drainage of any individual lot to cause that lot to hold water or would increase the flow of water to another lot may be approved.
 10. Architectural approval, if granted does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 11. Architectural approval, if granted, is not a representation that the structure is safe or sound, but only that the structure, as requested, in the opinion of the Committee, appears to conform to the requirements of the restrictive covenants.
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Approval request packet must include the following:

- Properly completed improvement request form
- Official plat (survey) of your property (you should have been given this at closing)
- Location of improvement to scale on survey.
- Blueprint, drawing or picture of similar project.
- Height of deck from the ground
- Length and width of the structure
- Type and grade of materials to be used (be specific)
- Type of support posts
- If attached to the house, and how will that be done?
- Height of railings if any.
- Will the deck be stained and if so what color?
- If above ground, will underneath be skirted or enclosed?
- Location of steps if any.

DRIVEWAY EXPANSION

Article V: Architectural Control
Article IV: Construction of Improvements (Section 4.3)

1. Location of driveway expansion must be shown on a copy of the official plat (survey) to include the dimensions of proposed expansion.
 2. No building or improvement shall encroach any easement(s) or setback line.
 3. City building permit must be obtained prior to the commencement of any work.
 4. Materials of construction must match the existing driveway or complement it. No asphalt driveways are permitted. (For example a brick border that matches the home.)
 5. Concrete expansions must be properly reinforced.
 6. It is important that all projects be of good quality workmanship and properly maintained. Projects that are deteriorating, or obviously poorly constructed will be required to be removed or rebuilt.
 7. The original drainage shall not be altered without prior approval by the ACC. No landscape plan or design which would have the effect of altering the drainage of any individual lot to cause that lot to hold water or would increase the flow of water to another lot may be approved.
 8. Architectural approval, if granted does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 9. Architectural approval, if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the Committee, appears to conform to the requirements of the restrictive covenants.
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Approval request packet must include the following:

- Properly completed Improvement Request Form
- Official Plat (survey) of the property
- Proposed location of improvement to scale on survey.
- Blueprint, drawing or picture of similar project.
- Exactly how the expansion is tied into the existing driveway; if the expansion is not tied in properly, the existing driveway and the expansion may settle at different rates creating an uneven situation that would have to be corrected.
- Dimensions of proposed expansion
- Types of material to be used

FENCES

Article V: Architectural Control
Article IV: Construction of Improvements (Section 4.9)
City Ordinance: Unified Development Code (35-506)

1. Fences must be constructed of masonry, brick, wood, or other material approved by the Committee.
2. All wood fences will use vertical slats. Basket weave style will not be approved.
3. All wood fences and gates must be solid in appearance and shall not be "open" picket or "rail" design.
4. All wood fences and gates may be covered with a stain that is in "harmony" with the neighborhood. (Color of stain must be approved by the committee – see Appendix A.)
5. Chain Link fences are prohibited except for enclosures located entirely within the area enclosed by a wood fence at least six feet high. The chain link fence shall not exceed five feet in height and the area enclosed by the chain link fence shall not exceed four hundred (400) square feet.
6. For lots along Alpine Aster adjacent to the greenbelt, fencing must be constructed of black or dark green metal tubular fencing (no chain-link fencing) with a minimum height of four (4) feet and a maximum height of six (6) feet.
7. No portion of a fence or wall may exceed six (6) feet in height as measured from the lowest point of the Lot.
8. No fence or wall can extend nearer than forty-five (45) from the front street or more than five (5) feet behind the front edge of the main dwelling. No fence shall be placed between the building set back and street as shown on the plat of the lot.
9. No fence, wall, hedge, or shrub will be permitted that obstructs sight lines in violation of city ordinance. (City Ordinance)
10. Placement of fence must be annotated on a copy of official plat (survey) of the property.
11. Materials to be used including kind of posts must be indicated on approval request form.
12. Fence posts must be cemented in the ground.
13. It is important that all projects be of good quality workmanship and properly maintained. Projects that are deteriorating, or obviously poorly constructed will be required to be removed or rebuilt.
14. If required by the city, a building permit must be obtained prior to the commencement of any work.
15. Architectural approval if granted does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.

16. Architectural approval if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the Committee's opinion, appears to conform to requirements of restrictive covenants.

Approval request packet must include the following:

- Properly completed Improvement Request Form.
- Official Plat (survey) of the property.
- Proposed location of improvement to scale on survey.
- Blueprint, drawing or picture of similar project.
- Exactly how the project is tied into any existing fence.
- Types of material to be used

GARBAGE RECEPTACLES

Article V: Architectural Control
Article IV: Construction of Improvements
Article III: Restrictions on Use of Lots (Section 3.4g)

City Ordinance: Chapter 14, Article II, Section 14-11

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1. All items for pick-up must fit into the receptacles provided by the City of San Antonio. Loose bags, boxes, tree/shrub trimmings, etc. must be placed in the appropriate city owned receptacle. (City Ordinance)
 2. Receptacles must be placed at the designated collection point no earlier than 7:00 a.m. of the day of collection. Receptacles must be removed from the collection point by 10:00 p.m. the same day as the collection. (City Ordinance)
 3. No cans, bags, containers, or receptacles for the storing or disposal of trash, garbage, refuse, rubble, or debris can be stored, kept, placed, or maintained on any lot where visible from any street except solely on a day designated for collection by the city. (DCCR – deed restrictions)
 4. The following methods of storage are acceptable for screening of items from #3 above from view:
 - a. Within the garage.
 - b. Behind the privacy fence.
 - c. Behind shrubbery that is evergreen and of a size that provides adequate screening. "Evergreen" plants are those which are green and lush year-round thus providing continual screening.
 - d. Behind specially constructed screening. Modification of privacy fences or construction of another screening structure must receive ACC approval prior to installation.
 5. Storage of garbage receptacles on the driveway in front of the garage door is not acceptable.

For modification of existing fences or construction of a screening structure, the approval request packet must include the following:

- Properly completed Improvement Request Form.
- Official plat (survey) of the property.
- Proposed location of improvement to scale on plat (survey).
- Blueprint, drawing or picture of similar project.
- Types of material to be used.

GARAGES

Article V: Architectural Control

Article IV: Construction of Improvements (Section 4.2)

Article III: Restrictions on Use of Lots (Section 3.4)

The association's Declaration of Covenants, Conditions, and Restrictions (DCCR) states:

1. Each residence shall have a private garage suitable for parking not less than one (1), nor more than three (3), standard size automobiles.
2. Each garage shall be attached or detached to such residence.
3. Each garage shall open to the front, side, or rear of the lot.
4. Each garage shall conform in appearance, design, and materials to the main residence.
5. No existing garage shall be enclosed or otherwise altered to prevent the parking of at least one (1) automobile completely within such garage unless an additional garage is constructed which meets the standards of Article IV of the DCCR.
6. Location of proposed garage must be shown on a copy of the official plat (survey of lot) of property. The plat (survey) must reflect any easements, setback lines, and distances from the 2 closest property lines.
7. No building or improvement shall encroach any easements and must be in back of the "front building set back line."
8. Backyard storage buildings are not allowed for storing RV's, Boats or Vehicles.
9. Detached garages cannot exceed 10% of the lot size and must be proportional to the existing home, and no more than a 3-car garage is permitted.
10. Existing garage must be converted to living space and garage doors replaced with construction that matches the existing home.
11. Existing driveway must be removed.
12. Materials of construction and color must match the existing home.
13. Design must be in harmony with the house and Woodview in general.
14. It is important that all projects be of good quality workmanship and properly maintained. Projects that are deteriorating, or are obviously poorly constructed will be required to be removed or rebuilt.
15. The visibility of the improvement will be a consideration in the approval/denial.
16. Building permit must be obtained prior to the commencement of any work.
17. The original drainage shall not be altered without prior approval by the ACC. No landscape plan or design which would have the effect of altering the drainage of any individual lot to cause that lot to hold water or would increase the flow of water to another lot may be approved.

GARAGES (CONTINUED)

18. Architectural approval, if granted, does not guarantee that your homebuilders warranty will remain in effect.
19. Architectural approval, if granted does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
20. Architectural approval, if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the Committee, appears to conform to the requirements of the restrictive covenants.

For modification of an existing garage or construction of a new garage, the approval request packet must include the following:

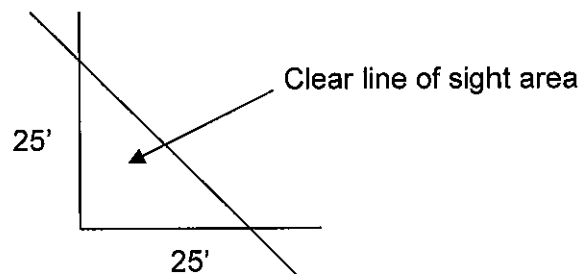
- Properly completed Improvement Request Form.
- Official plat (survey) of the property.
- Proposed location of improvement to scale on plat (survey).
- Blueprint, drawing or picture of similar project.
- Types of material to be used.

LANDSCAPING

Article V: Architectural Control
Article IV: Construction of Improvements
Article VII: Maintenance

City Ordinance: Unified Development Code

1. All easements for utilities and drainage shall be kept clear of permanent improvements or structures. No trees, shrubs, berms, or other obstructions may be placed upon such easements as to interfere with the use of the easements.
2. No hedges or shrubs are permitted which obstruct sight lines in an area between 3 feet above the street pavement and 8 feet above the street pavement. (City Ordinance)
3. Property plat is to be annotated to reflect dimensions of flower beds, planter boxes, etc. Types of material to be used (brick, rock, metal edging, etc.) must be indicated.
4. A landscaping plan must show location of all plantings to include types of plants.
5. No permanent structure (i.e., brick/rock planters) higher than 2 feet may be erected between the set back line and property line of any lot or in adjoining right-of-way. This provision does not authorize structures 2 feet or less in height; approval or rejection of request is in the sole discretion of the ACC.
6. For zero lot line residence: Residence will have a five-foot easement for repairs and maintenance. No improvements can be made in this easement.
7. No structure, hedge, or other mass planting, shall be placed or permitted to remain on any lot at a location between any boundary of such lot which is adjacent to any street or streets and the building setback line related to such lot boundary, or between the curb line and property of the adjoining lot, unless such structures or mass planting and its locations shall be approved by the ACC.
8. Street Intersections. No shrub, tree, object, or thing which obstructs sight lines at elevations between 3 and 8 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines of such lot and a line connecting such property lines at points located on each said street property lines at a distance of 25 feet from the point where such lines intersect or would intersect if extended.



9. Driveway/Street Junctions. To ensure safety of motorists and other travelers, it is necessary that drivers have an adequate view of approaching motorists and vehicles backing out of driveways. This view is required over a clear vision area. Clear vision areas must be free of visual obstructions, e.g. structures, walls, fences, and vegetation,

- which are higher than three (3) feet and lower than eight (8) feet above the pavement in the area ten (10) feet back from the street/curbing juncture.
10. The original drainage shall not be altered without prior approval by the ACC; also during the first ten years of existence of each lot, no approval for alteration of the drainage design or construction of any lot shall be effective unless the developer has given its written approval of such change. No landscape plan or design which would have the effect of altering the drainage of any individual lot to cause that lot to hold water or would increase the flow of water to another lot may be approved.
 11. Architectural approval, if granted, does not guarantee that your homebuilders warranty will remain in effect. (Changing the drainage on your lot may void your homebuilders warranty.)
 12. Architectural approval if granted does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 13. Architectural approval if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the Committee, appears to conform to the requirements of the restrictive covenants.

For modification of an existing garage or construction of a new garage, the approval request packet must include the following:

- Properly completed Improvement Request Form.
- Official plat (survey) of the property.
- Proposed location of improvement to scale on plat (survey).
- Blueprint, drawing or picture of similar project.
- Types of material to be used.

PAINTING

Article V: Architectural Control
Article VII: Maintenance (Section 7.2)

Repainting a home the existing colors does not require ACC approval since this is a maintenance issue. The association may require a homeowner to paint his home if it is in a deteriorated condition.

If a homeowner wants to paint the home in a different color, he must make a formal request. Such a request must include the following:

1. Brickwork may not be painted over.
 2. Driveways may not be color painted. This does not apply to the concrete surface (flooring) of the garage.
 3. All external (outside) structures must be of a color that complements (blends in with) with main dwelling.
 4. It is important that all painting project be of good quality workmanship and properly maintained. Painting that is poorly done will require touch up or total repainting. Surfaces to be painted must be properly prepared to help prevent cracking and peeling.
 5. Architectural approval if granted does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 6. Architectural approval, if granted, indicates that, in the opinion of the Committee, the proposed project appears to conform to the requirements of the restrictive covenants.
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Approval request packet must include the following:

- Properly completed Improvement Request Form.
- Picture of your existing home as well as that of adjacent neighbors. Is the color aesthetically pleasing and in harmony with the neighborhood? The pictures will help the committee in determining if the proposed color(s) blends in with the surrounding part of the community.
- Paint samples of proposed color(s). Specifications are to be included.

Example:

Color:	Jasper
Paint ID:	SW6216
Manufacturer:	Sherman Williams

PATIO

Article IV: Construction of Improvements
Article V: Architectural Control

1. Location of patio or patio expansion must be shown on a copy of the official plat (survey) to include the dimensions of proposed expansion.
 2. Patio size must be in proportion to the house size, complement the house design, and be in architectural and aesthetic "harmony" with existing homes within Woodview.
 3. No building or improvement shall encroach any easement(s) or setback line.
 4. City building permit, if required, must be obtained prior to the commencement of any work.
 5. Materials of construction must match the existing patio or complement it.
 6. Concrete expansions must be properly reinforced.
 7. It is important that all projects be of good quality workmanship and properly maintained. Projects that are deteriorating, or obviously poorly constructed will be required to be removed and/or reconstructed.
 8. The original drainage shall not be altered without prior approval by the ACC. No landscape plan or design which would have the effect of altering the drainage of any individual lot to cause that lot to hold water or would increase the flow of water to another lot may be approved.
 9. Architectural approval, if granted does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 10. Architectural approval, if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the Committee, appears to conform to the requirements of the restrictive covenants.
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Approval request packet must include the following:

- Properly completed Improvement Request Form
- Official Plat (survey) of the property
- Proposed location of improvement to scale on survey.
- Blueprint, drawing or picture of similar project.
- Thickness of concrete
- Type of reinforcement: rebar or wire mesh
- Whether or not the patio/expansion will be tied into the existing patio or foundation. If the expansion is not tied in properly, the existing patio and the expansion may settle at different rates creating an uneven situation that would have to be corrected.
- Dimensions of proposed expansion
- Types of material to be used

PATIO COVERS

Article IV: Construction of Improvements
Article V: Architectural Control

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1. Patio covers constructed with aluminum and/or fiberglass panels will not be approved. These materials do not complement the design of the main dwelling. Roofing materials (i.e., shingles) shall match the existing home to the best degree possible.
 2. Supports, framework, fascia board, etc. must be stained or painted to match the color(s) on the main dwelling.
 3. Flooring beneath the patio cover must be concrete or wood/composite to form decking.
 4. Patio cover must be in proportion to the house size, complement the house design and be in architectural and aesthetic "harmony" with existing homes in Woodview.
 5. No building or improvement shall encroach any easements and must be in back of the "front building set back line."
 6. Materials and construction must be of good quality and be properly maintained. Projects that deteriorate, or are obviously poorly constructed, will be required to be removed and/or rebuilt.
 7. Visibility of the improvement will to some extent impact approval/denial of the patio cover.
 8. City building permit, if required, must be obtained prior to the commencement of any work.
 9. The original drainage shall not be altered without prior approval by the ACC. No landscape plan or design that would have the effect of altering the drainage of any individual lot to cause that lot to hold water or would increase the flow of water to another lot may be approved.
 10. Architectural approval, if granted, does not guarantee that your homebuilders warranty will remain in effect.
 11. Architectural approval, if granted, does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 12. Architectural approval, if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the Committee, appears to conform to the requirements of the restrictive covenants.
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Approval request packet must include the following:

- Properly completed Improvement Request Form
- Official Plat (survey) of the property
- Proposed location of improvement annotated to scale on plat/survey.
- Blueprint, drawing or picture of similar project showing height and style of cover.

- Whether or not the patio cover will be tied into the main dwelling. If to be tied in, what method will be used to do so.
- Types of materials to be used. Be specific.
- Type of framing to be used.

PLAY EQUIPMENT

(PLAYSCAPES, TRAMPOLINES, SWING SETS, ETC.)

Article IV: Construction of Improvements
Article V: Architectural Control

1. Commercially manufactured play equipment is acceptable but must be approved by the ACC.
 2. Under no circumstances will play equipment be affixed to the main dwelling.
 3. Play equipment cannot be installed in front of the main dwelling's anterior building setback line. This means that any permanent play equipment must be located in the backyard.
 4. Play equipment cannot be positioned within ten (10) feet of a neighboring property. This will help minimize visibility of play equipment from neighboring property.
 5. All play equipment must be maintained in a good state of repair. This means that surfaces must be periodically cleaned and the structure repainted/re-stained as may be necessary.
 7. Architectural approval, if granted, does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 8. Architectural approval, if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the Committee, appears to conform to the requirements of the restrictive covenants.
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Approval request packet must include the following:

- Properly completed improvement request form.
- Official plat of the property indicating proposed placement of the play equipment will be placed.
- Picture or product brochure indicating the type and style of the play equipment.

POOLS – ABOVE GROUND

Article IV: Construction of Improvements
Article V: Architectural Control

1. Pools cannot exceed 40% of the area of the back yard.
 2. A building permit is required for anything 500 gallons and larger.
 3. Design must be in "harmony" with the main dwelling and Woodview in general.
 4. No building or improvement shall encroach any easements and must be in back of the "front building set back line."
 5. Drainage of the lot cannot be changed so as to push water onto another lot. This is important because owner could be sued if pool design/layout creates a drainage problem on another lot.
 6. Because above ground pools are frequently augmented by elevated decking, the committee must consider whether or not the proposed above ground pool and decking, if included, will have a significant negative impact of the privacy of immediate neighbors.
 7. In instances where the decking floor is to exceed twenty-four (24) inches above the ground (as measured from the outside base of the pool), the property owner must obtain letters from all immediately adjacent neighbors. These letters must indicated the adjacent homeowners' support or lack of support for the proposed above ground pool/decking.
 8. Pool equipment (pumps, pipes, etc.) must be screened from view.
 9. It is important that all materials and workmanship be of good quality and be properly maintained. Projects that are deteriorating, or are obviously poorly constructed will be required to be removed and/or rebuilt. In the case of a swimming pool it, must be cared for year round in such a way that it poses no negative effects for neighbors. Code Compliance of San Antonio enforces this.
 10. Architectural approval, if granted, does not guarantee that homebuilders' warranty will remain in effect.
 11. Architectural approval, if granted, does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 12. Architectural approval, if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the committee, appears to conform to the requirements of the restrictive covenants.
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Approval request packet must include the following:

- Properly completed Improvement Request Form
- Official Plat (survey) of the property
- Proposed location of pool and any decking annotated to scale on plat/survey.
- Blueprint, drawing, or picture of pool/decking showing dimensions, capacity, and style.

- Types of materials to be used. Be specific.
- Type of framing to be used if decking is to be included.

POOLS – IN GROUND

Article IV: Construction of Improvements

Article V: Architectural Control

1. Pools cannot exceed 40% of the area of the back yard.
 2. A building permit is required for anything 500 gallons and larger.
 3. Design must be in "harmony" with the main dwelling and Woodview in general.
 4. No building or improvement shall encroach any easements and must be in back of the "front building set back line."
 5. Drainage of the lot cannot be changed so as to push water onto another lot. This is important because owner could be sued if pool design/layout creates a drainage problem on another lot.
 6. Pool equipment (pumps, pipes, etc.) must be screened from view.
 7. It is important that all materials and workmanship be of good quality and be properly maintained. Projects that are deteriorating, or are obviously poorly constructed will be required to be removed and/or rebuilt. In the case of a swimming pool it, must be cared for year round in such a way that it poses no negative effects for neighbors. Code Compliance of San Antonio enforces this.
 8. Architectural approval, if granted, does not guarantee that homebuilders' warranty will remain in effect.
 9. Architectural approval, if granted, does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 10. Architectural approval, if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the committee, appears to conform to the requirements of the restrictive covenants.
-

Approval request packet must include the following:

- Properly completed Improvement Request Form
- Official Plat (survey) of the property
- Proposed location of pool annotated to scale on plat/survey.
- Blueprint, drawing, or picture of pool showing dimensions, capacity, and style.
- Types of materials to be used. Be specific.

ROOM ADDITIONS

Article V: Architectural Control
Article IV: Construction of Improvements

The association's Declaration of Covenants, Conditions, and Restrictions (DCCR) states:

1. No existing garage shall be enclosed or otherwise altered to prevent the parking of at least one (1) automobile completely within such garage unless an additional garage is constructed which meets the standards of Article IV of the DCCR.
2. Location of proposed addition must be shown on a copy of the official plat (survey of lot) of property. The plat (survey) must reflect any easements, setback lines, and distances from the 2 closest property lines.
3. No building or improvement shall encroach any easements and must be in back of the "front building set back line."
4. All construction shall comply at all times with the Declaration and all other applicable deed restrictions, encumbrances of record, zoning ordinances and requirements, planned use and development restrictions, building codes, FHA and VA requirements and regulations and all other applicable ordinances and regulations.
5. Materials of construction and color must match the existing home.
6. Design must be in harmony with the house and Woodview in general.
7. All roof surfaces shall have a least:
 - a) a four (4) foot to twelve (12) foot pitch or slope on the main surface; and
 - b) a three (3) foot to twelve (12) foot pitch on the garage and porches unless otherwise approved by the committee.
8. The total exterior wall area of each residential building constructed or placed on a lot shall be not less than city code requirements pertaining to masonry, brick, brick veneer, stone, stone veneer, stucco, masonry or other materials approved by the committee. Windows, doors, chimney chases, openings, gables, and other areas which are not permitted to have brick by applicable city code and/or building ordinances are excluded from the calculation of the total exterior wall area.
9. Exterior surfaces of chimney chases shall be fully enclosed by materials approved by the committee.
10. Roofing materials may be wood shingle, slate, metal, tile, or composition or asphalt shingles. Unless otherwise approved by the committee, composition or asphalt roofing material is restricted to minimum 200 lb., 20-year limited warranty, provided however, that all such roofing materials shall conform to applicable city, FHA, and VA requirements.

11. It is important that all projects be of good quality workmanship and properly maintained. Projects that are deteriorating, or are obviously poorly constructed will be required to be removed or rebuilt.
 12. Building permit must be obtained prior to the commencement of any work.
 13. The original drainage shall not be altered without prior approval by the ACC. No landscape plan or design which would have the effect of altering the drainage of any individual lot to cause that lot to hold water or would increase the flow of water to another lot may be approved.
-

Approval request packet must include the following:

- Properly completed Improvement Request Form
- Official Plat (survey) of the property
- Proposed location of addition annotated to scale on plat/survey.
- Official blueprint from architect/contractor for proposed addition showing dimensions and style.
- Types of materials to be used. Be specific.

SATELLITES AND ANTENNAS

Article IV: Construction of Improvements (Section 4.4f)

Article V: Architectural Control

1. Any antenna or other device for the transmission or reception of radio or television signals or any other form of electromagnetic radiation shall be erected, used, and maintained in accordance with the written guidelines for such installation as established by the committee. The written guidelines stated above shall not be in conflict of any provision of the Federal Telecommunications Act of 1996. The committee shall have the authority to establish additional criteria from time to time governing these items.
 2. Solar apparatus, if used, must be installed in a location not visible from the street, rights-of-way, other lots or portions thereof. They must be approved by the committee before erection.
 3. When possible, antennas shall be located inside the attic of the residence.
 4. One satellite dish or other similar instrument may be placed in the backyard so long as it does not exceed the maximum size of 18" by 20".
 5. Placement of a satellite dish in a location other than the backyard or at the roofline at the back corner of the house will require a letter from the installing company (on company letterhead) indicating that the proposed location is the only location at which the dish will have optimum reception.
 6. It is important that all projects be of good quality workmanship and properly maintained. Projects that are deteriorating, or are obviously poorly constructed will be required to be removed or rebuilt.
-

Approval request packet must include the following:

- Properly completed Improvement Request Form
- Official Plat (survey) of the property
- Proposed location of satellite dish, antenna, etc. annotated on plat/survey.
- Copy of product brochure or company website information.

SIDE WALKS ON SIDE OF HOUSE

Article V: Architectural Control

Article IV: Construction of Improvements (Section 4.10)

1. Location of sidewalk expansion must be shown on a copy of the official plat (survey) to include the dimensions of proposed expansion.
 2. No building or improvement shall encroach any easement(s) or setback line.
 3. City building permit must be obtained prior to the commencement of any work, if required.
 4. Materials of construction must match the existing sidewalk or complement it. No asphalt walkways are permitted. (For example a brick border that matches the home.)
 5. Concrete sidewalks must be properly reinforced.
 6. It is important that all projects be of good quality workmanship and properly maintained. Projects that are deteriorating, or obviously poorly constructed will be required to be removed or rebuilt.
 7. The original drainage shall not be altered without prior approval by the ACC. No landscape plan or design which would have the effect of altering the drainage of any individual lot to cause that lot to hold water or would increase the flow of water to another lot may be approved.
 8. Architectural approval, if granted does not waive any provision of the protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) that may affect such construction.
 9. Architectural approval, if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the Committee, appears to conform to the requirements of the restrictive covenants.
-

Approval request packet must include the following:

- Properly completed Improvement Request Form
- Official Plat (survey) of the property
- Proposed location of improvement to scale on survey.
- Blueprint, drawing or picture of similar project.
- Exactly how the sidewalk expansion is tied into the existing sidewalk; if the expansion is not tied in properly, the existing sidewalk and the expansion may settle at different rates creating an uneven situation that would have to be corrected.
- Dimensions of proposed sidewalk expansion (width, length, depth, etc.)
- Type of reinforcement to be used (rebar, wire mesh, etc.)
- Types of material to be used

STORAGE BUILDINGS

Article IV: Construction of Improvements (Section 4.4h)

Article V: Architectural Control

1. Backyard storage buildings are not to be used for the storage of boats or other vehicles other than lawn equipment.
 2. In no instance shall a storage building (shed) exceed nine (9) feet in height, nor shall the total floor area exceed eighty (80) square feet.
 3. No building or improvement shall encroach any easement(s) and must be in back of the "front building set back line."
 4. Storage buildings must be placed on skids or a concrete pad.
 5. No vegetation shall be allowed under any storage building.
 6. Metal storage buildings will not be approved.
 7. Design must be in harmony (blend) with the house and Woodview in general. Colors must match or blend with those of the main dwelling. Should the structure have shingles, the shingles must match those of the house to the best degree possible.
 8. City building permit, if required, must be obtained prior to the commencement of any work.
 9. The original drainage shall not be altered without prior approval by the ACC. No landscape plan or design which would have the effect of altering the drainage of any individual lot to cause that lot to hold water or would increase the flow of water to another lot may be approved.
 10. It is important that all materials and workmanship be of good quality and properly maintained. Projects that are deteriorating, or are obviously poorly constructed will be required to be removed and/or rebuilt.
 11. The visibility of the structure will be considered in the approval/denial. Obtaining approval for planting screening prior to building a storage building is recommended.
 12. Approval, if granted, does not guarantee your homebuilders warranty remains in effect.
 13. Architectural approval, if granted, doesn't waive any provision of protective covenants, any building code(s), any ordinance(s), rule of law, or statute(s) affecting such construction.
 14. Architectural approval, if granted, is not a representation the structure is safe or sound, but only that the structure, as requested, in the opinion of the Committee, appears to conform to the requirements of the restrictive covenants.
-

Approval request packet must include the following:

- Properly completed Improvement Request Form
- Official Plat (survey) of the property
- Proposed location of improvement annotated to scale on plat/survey.
- Blueprint, drawing or picture of similar project showing height and style of cover.
- Types of materials to be used. Be specific.

APPENDIX A

APPROVED COLORS FOR STAINED FENCES

(Colors will be reviewed by the ACC to insure accuracy with possible changes made by the manufacturers)

Olympic Stains:

- 708 Walnut
- 716 Cedar Naturaltone
- 726 Light Mocha
- 729 Dark Mahogany
- Brick Red

Behr Stains:

- Dp 314 Red Cedar
- Dp 330 Redwood
- Dp 391 Cedar
- Dp 533 Cedar Naturaltone
- Dp 534 Redwood Naturaltone

COMMON QUESTIONS

Where can I get a copy of the association's Declaration of Covenants, Conditions, and Restrictions (DCCR)?

A copy of the DCCR as well as the association's Articles of Incorporation and Bylaws, should have been provided by Pulte Homes at the time you signed the contract on your home. At the very latest, the document copies should have been provided at closing. If you didn't purchase your home from Pulte but rather from a previous homeowner, that homeowner and/or the title company should have provided you with copies. After searching through the volumes of paper work from the closing, if you can't locate the copies, ask a neighbor if you can borrow and copy theirs. The association's management company can get you copies, but a fee will be involved. For internet users, copies are available for download from our community's web site at www.woodviewhoa.org.

It seems like a lot of burden is still placed on the homeowner to make sure the improvement complies, why?

ACC Approval is a general approval that the project as submitted appears to conform to the covenants, etc.

All the burden of making sure the structure is in harmony, not in easements, doesn't change drainage etc. is the homeowner's responsibility regardless of ACC approval. The ACC is made up of volunteer homeowners. The committee is reviewing the basics and does not possess professional expertise or the time necessary to verify and research every aspect of a project. With a volunteer committee, it is not feasible. In order to change this it would be necessary to go to a professional paid committee that would have extensive submittal requirements and thorough site inspections in order to verify your project will meet and, upon project completion, does meet the provisions of the DCCR, city codes, etc. Professionals must rely on verifiable information from engineers, architects, and contractors. Because they have professional liability, the process would become burdensome and expensive to provide. That was never the intent. The intent is to provide a neighborhood with an affordable, consistent process that will preserve, protect, and enhance property values.

ASSOCIATION:

WOODVIEW AT BULVERDE CREEK
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: *Tammy Windsor*
Tammy Windsor, President

STATE OF TEXAS :

COUNTY OF BEXAR :

This instrument was acknowledged before me on this 21 day of July, 2010
by Tammy Windsor, President of Woodview at Bulverde Creek Homeowners Association, Inc.,
a Texas non-profit corporation, on behalf of said corporation and partnership.

B. M. Gordner
Notary Public, State of Texas
Barbara M Gordner

