

## **PURPOSE OF SHADY OAKS II HOA ARCHITECTURAL CONTROL COMMITTEE**

The Architectural Control Committee (ACC) is a 3-person Volunteer Committee charged with the responsibility of overseeing the Design Standards for Shady Oaks II. This involves the approval/denial of homeowner applications for exterior modifications to their home. As of the 2021 Texas HOA Law changes (SB 1588), the Board can no longer be members.

The Board only becomes involved when official letters must be written to the homeowner for Denying an ACC application, offering/scheduling a Board Hearing, overseeing a Board Hearing, sending Certified Letters regarding ACC violations, etc. Only the Board can make changes to the Design Standards upon suggestion from the ACC.

The Committee will meet informally whenever an ACC application is received – historically 25 times a year. The ACC applications are delivered to the Board, then given to the Committee for processing. One member of the Committee will maintain the Annual ACC Application Summary. Two members are required to sign the application to approve or deny a project. A more formal meeting, including the President of the HOA, may be required for extensive applications for remodeling or questionable alterations to the exterior of the home.

Their scope of oversight is only directed to the exterior (front and sides) of the home. The back yard is only included if any part of the back yard is visible from any street, or if windows are installed. ACC applications are not required for any work done inside the house, or in the back yard unless the modification will be visible from a street. See the attached Application.

### **ACC applications are required for (this list includes but is not limited to) the following:**

Installation of an in-ground pool. (No above ground pools allowed.)  
New roofing on your home (existing color does not set precedence for approval on new App)  
New windows (not just the glass,) gutters, shutters, solar screens, solar panels.  
Installing New Garage Door – if visible from street; Satellite Dishes (may not be visible.)  
Painting exterior wood, trim or front door. Installing/Replacing siding.  
Re-sodding yard, changing the landscaping, removing any front yard tree (2 trees required.)  
Adding/Replacing patios or Adding/Replacing Patio Covers (if visible from a street.)  
Replacing a driveway, sidewalk, mailbox, adding/changing visible retaining walls.  
Replacing a wood or wrought iron fence (not repairs to existing.) Storage Sheds.

***Please refer to Design Standards on our website for complete lists and requirements.***

***[www.shadyoaks2hoa.org](http://www.shadyoaks2hoa.org) > Documents > ACC > Design Standards***

The city of NRH has many Permit Requirements for interior and exterior projects, including: Water heaters, HVAC systems, Wiring, Plumbing, Insulation, Roofs, Windows, Solar, Fencing, Patios, Driveways, Sprinkler systems, Pools, Patio Covers, etc. These are more categories.

**NRH Planning and Permits Department @ (817) 427-6300**