

# *The Hills of Argyle*

## **Architectural Control Committee Request For New Home Construction**

**(Deed Restrictions specify that approval must be obtained prior to construction.)**

Phase: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: Day: \_\_\_\_\_ Evening: \_\_\_\_\_

Builder: \_\_\_\_\_ Contact: \_\_\_\_\_

Builder Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile: \_\_\_\_\_ Pager: \_\_\_\_\_

Project Start Date: \_\_\_\_\_

Projected Completion Date: \_\_\_\_\_

**Note:** To avoid delays, make request as complete as possible or it will be returned for more information or denied as appropriate.

**IMPORTANT:** Please review attached *INFORMATION REQUIREMENTS FOR NEW HOME CONSTRUCTION*.

## INFORMATION REQUIREMENTS FOR NEW HOME CONSTRUCTION

1. Documents required for Architectural Control Committee Review:
  - a. Blueprints - must include picture of rendering of final product(s) (designating colors and materials), framing detail, and electrical, plumbing and building materials/spec's.
    - i. In detail, describe where the following apply: construction and finish material (i.e., painting, siding, alternative masonry products, wood and any other exterior materials used.)
    - ii. Identify shutter and/or all exterior decorative trim.
    - iii. Specify color, style, and type (including brand name, color number and color chips) for all exterior materials.
  - b. Plot Plan - include location of all that apply: slab, sidewalk, mailbox, aerobic septic system fences, pools, patios, additional detached structures, and driveway and culvert location. Also, include site benching specifications
  - c. Landscape Design - (see below for requirements), including sprinkler system design and layout, bed size shape and locations, shrubbery/grass/tree listing and placement.
  - d. \$5000 construction deposit to be paid by lot owner per the 1<sup>st</sup> Amended & Restated Declaration of Restrictions, Covenants and Conditions of the Hills of Argyle, Article VI, Section 3
2. New home construction plans and constructions will be in accordance with the 1<sup>st</sup> Amended & Restated Declaration of Restrictions, Covenants and Conditions of the Hills of Argyle.
3. Trash bins must be setup at start of construction. Trash must be contained during all phases of construction. \$100 fine for each violation.
4. Drainage easements must be kept free of any material that might block water flow. \$100 fine for each violation.
5. All silt must be removed from drainage easement before any landscaping is started. It is the builder's responsibility to set proper drainage flow line. Drainage culverts must be setup according to Sub-division engineering and the City of Denton specifications. This is the sole responsibility of the builder and reinstallation will be made at the builder's expense.
6. Erosion control devices must be placed during all phases of construction. \$100 fine for each violation.
7. All secondary buildings of any type must be submitted to the Architectural Control Committee for approval.
8. The primary garage for the main building structure must be side or rear entry.
9. Mailboxes are to be brick or stone, matching the house, with an address block insert in the mailbox front. No other inserts are allowed on the mailbox.
10. Initial landscape requirements:
  - a. Landscape design must be submitted and approved prior to commencement of home construction. Modifications to original plan must be submitted and approved prior to installation.
  - b. Front and side yards must have an automatic sprinkler system installed. The sprinklers must be installed at least from the rear of the house to the side property lines and extend to the edge of the street.
  - c. Front yard areas must have a minimum of 3 (three) approved 3" caliper trees.
  - d. Front yard areas not enclosed in landscape beds must be sodded or hydro seeded. With the exception of the bar ditches which must be sodded.
  - e. Sod, sprinkler, and tree requirements must be completed prior to closing or owner taking possession of the completed structure. Other approved landscaping, on initial or modified plan, must be completed within 60 days of closing.
11. Properties which abut the entrance or backup to the pond must have decorative wrought iron fencing.
12. Roofs must have a minimum 10/12 pitch.
13. The house must be setback a minimum of 55' from property line unless otherwise approved by the Architectural Control Committee.
14. Maintain all lots to ensure grass and weeds are no more than one foot (12 inches) in height.
15. Mark all lots/homes with proper street address and lot/block numbers.
16. Pay association assessments in a timely manner.
17. Trades must use appropriate restroom facilities, which must be appropriately maintained by the builder.

- 18. Trades will not track mud from lots onto streets of the development or they must take action to reduce or minimize mud on streets.
- 19. All construction is required to be complete within twelve (12) months from issuance of a building permit by the City of Denton unless extended by the Association. (Article VII(y))

**INFORMATION REQUIREMENTS FOR NEW HOME CONSTRUCTION**

We the undersigned agree to comply with the 1<sup>st</sup> Amended & Restated Declaration of Restrictions, Covenants and Conditions of the Hills of Argyle, as well as all stipulations as stated by the Architectural Control Committee. We certify that this project will comply with all City, State and Federal building codes, safety codes and ordinances as applicable. Additionally, all appropriate permits and inspections will be obtained.

Date: \_\_\_\_\_  
Signature of Property Owner

Date: \_\_\_\_\_  
Signature of Builder

Two complete application copies (including plans, site plat, all elevations and any other supporting documents) must be mailed to the following address:

The Hills of Argyle  
2500 Legacy Drive Suite 220  
Frisco, TX 75034

Applications will not be reviewed or considered until applicable documents are received by The Hills of Argyle HOA. A signature is required.

Submissions made to or by realtors or other individuals will not be considered; applications must be submitted directly to The Hills of Argyle HOA by the property owner or their designated builder.

ACC Approval:

Signature of ACC Board Member \_\_\_\_\_

Signature of ACC Board Member \_\_\_\_\_

Signature of ACC Board Member \_\_\_\_\_

Date: \_\_\_\_\_

The Hills of Argyle Homeowners Association  
c/o Lone Star Association Management, Inc.  
2500 Legacy Drive Suite 220 Frisco, Texas 75034