

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
04/19/2013 09:29:24 AM
\$108.00



A handwritten signature in black ink, appearing to be "JFW", is written over the seal.

201300121528

Fences

- City of Garland Code (Chapter 30, Building Inspection, Article X. FENCES. Sec. 30.207, Maintenance) states that it shall unlawful to allow a fence to lean more than 10 degrees or to have missing, loose, or broken pickets, slats or panels.
- Repairs and maintenance to meet City code are required.
- In addition, while it is possible to repair fences and gates to extend service life, at some point, age and general condition necessitate replacement. When general appearance and condition does not conform to the standards of fences/gates at other homes in the neighborhood, replacement will be required.
- When replacing posts, the ACC strongly recommends metal posts to prevent warping and to extend fence longevity. Unless a retaining wall or other factor requires otherwise, posts must not be visible from the street (visible in the alley is OK).
- **Fences may be stained, but not painted!**

OTHER GENERAL EXTERIOR MAINTENANCE GUIDELINES

- Keep all exterior structures, amenities, and additions in good and aesthetic condition. Promptly repair or replace any broken or missing shingles, shutters, screens, vents, fences, lights (including along walkways), bricks that line sidewalks, masonry, retaining walls, tree rings and landscape bed borders, etc. Please ensure that your brick mailbox is in good condition and is not leaning excessively.
- Please do not leave any items hanging over fences so that they are visible from the street, sidewalk, alley or a neighbor's yard.
- Please do not store, abandon, stack, or place any materials, tools, appliances, trash, toys, etc. in yards, driveways, or easements so that are visible to others.
- Please be sure that trash, brush, and other discarded items are placed at the curb as near as possible prior to the City scheduled pick-up day (Wednesday). Roll trash cans back from the alley (or street in the case of front entry garages) as soon after City pick-up as possible.

NEW EXTERIOR PROJECTS AND IMPROVEMENTS

Our neighborhood's governing documents mandate that all exterior changes require an Architectural Request Form submission. As a matter of practicality and convenience, the ACC and Hills HOA board have agreed that many projects are relatively routine and as such some projects will no longer require a formal submission. **The HOA and ACC have prepared and adopted a "Blanket Approval" for certain routine projects.** See the Hills HOA "Blanket Approvals for Standard Neighborhood Projects" document posted at hillhoa.com for more details about which projects can be covered by a blanket approvals, and which still require a formal ACC/Board review and approval. Or, contact the Hills HOA board for a copy.

Exterior Change Projects that continue to require a formal HOA request for approval, include (but are not limited to):

- General Construction
- Home Additions
- Decks
- Storage Sheds
- Pools
- Solar Panels (Collectors)
- Patio Covers

To submit a project request, please access the Excel Association Management web site at: <http://www.excelam.com>.

Click "Excel Association Mgmt." in left column, then see "Residence Resources" column (center of page). Then click the "Architectural Request" link. If you need additional assistance, call Excel at 972-881-7488. Note that forms must be submitted AND approved BEFORE the project begins.

Architectural Control Committee Request Forms are also available on the Hills web site at: hillshoa.com

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Stacey Kemp, County Clerk
Collin County, TEXAS
04/22/2013 11:04:14 AM
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