

ARCHITECTURAL CONTROL COMMITTEE

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An Architectural Control Committee is designated each year by the Board of Directors. It is the Architectural Control Committee's responsibility to review and approve or disapprove any plans for construction to the outside of a home.

This includes, but is not limited to, fences, storage buildings, greenhouses, patios, carports, swimming pools and hot tubs, etc. All exterior improvements or changes must be approved by the Architectural Control Committee. This is a requirement of the Declaration of Covenants, Conditions and Restrictions.

The intent of this requirement is not to hinder people but to ensure their choices are in harmony with the overall appearance of the community. An attractive community will be a desirable place to live and will prove to be a better investment over time.

Plans and/or applications for construction must be submitted to the office. They should include the size, location and materials to be used.

This is in accordance with **Article V, Section 1-12 of the Declaration of Covenants.** Please keep in mind that you might be asked to also obtain a permit from the City of San Antonio on certain construction.

ARTICLE V **RESTRICTIONS AND ARCHITECTURAL CONTROL**

Section 1. Each one of the platted residential lots in Unit One shall be used only for one mobile home and no other kind of structure for habitation shall be permitted thereupon.

Section 2. Every Mobile Home lot and mobile home and improvements thereupon in this subdivision may be used or occupied only for private residential purposes. Only one mobile home shall occupy any one mobile home lot. Each such lot and mobile home shall be occupied by only one family, provided nothing herein shall preclude a single person, otherwise qualified, from owning and occupying any mobile home lot.

Section 3. Each mobile home must contain complete sanitary facilities, including a lavatory, toilet, wash basin, tub or shower and kitchen sink, and must be connected promptly to and use sewage outlets and all other available public utility facilities (except telephone), and do so in conformity with State and local health departments. Each mobile home placed in the subdivision shall be in good repair, shall contain a total area not less than four hundred (400) square feet, and shall be of good appearance. No mobile home may be placed upon any lot until such home has been inspected and approved in writing by the Architectural Control Committee.

Section 4. There may be erected on each mobile home lot only one structure, not to be used as a dwelling or habitation, but only for storage. Such structure shall not be placed on any lot until it has first been approved as to design, materials, and location by the Architectural Control Committee.

Clothes lines shall be on the rear portion of the lot, and shall be not less than ten (10) feet from any property line. Within one hundred twenty (120) days after being moved into this subdivision, a mobile home must be skirted with permanent type, attractive material and properly vented.

Section 5. Plans and specifications for construction of any structure or of any improvement or addition or alteration to any existing structure, including buildings, fences, sidewalks, driveways, patios, television or radio antenna or towers, or other wire, rope or cable for any use, must be submitted for approval of design, material and location to the Architectural Control Committee. Construction or alterations shall not commence until such approval in writing has been obtained from the Architectural Control Committee. All such approval and construction shall be carried out to the end that good and attractive general appearance of the neighborhood be maintained and the right hereby is reserved to the Architectural Control Committee to refuse,

with or without stated reason, to permit any proposed construction and any such refusal shall be binding upon all persons concerned.

Section 6. One boat and trailer and one travel trailer or one utility trailer may be placed on a lot, provided the same do not detract from the general good appearance of the neighborhood, and provided the same are not used as a habitation. These may be placed on the lot only after written approval has been obtained from the Architectural Control Committee.

Section 7. “For Sale” or business signs or signs of any other type of advertisements shall not be displayed in said subdivision, except upon written approval first given by the Architectural Control Committee.

Section 8. No noxious or offensive or unlawful activity shall be carried on nor shall anything be done or maintained upon any lot which may be or may become an annoyance or nuisance to the neighborhood.

Section 9. There shall be no commercial keeping, using, breeding or feeding of any livestock or poultry upon any lot. This restriction shall not prohibit the keeping of small indoor pets of the family occupying the lot. The owner of the premises shall be responsible to maintain the same in a clean and sanitary condition and all pets taken or permitted off the owner’s lot must be on a leash or caged.

Section 10. The surface of no lot in this Subdivision, Unit One, shall be regraded, except with approval in writing of the Planning Committee, first obtained.

Section 11. All lots including landscaping and improvements thereon shall be maintained and kept clean at all times. No storage of junk such as old cars or the like shall be permitted. No trash, garbage or other waste shall be kept upon any lot except in sanitary containers. All this is subject to the regulation and approval of the Architectural Control Committee, to which hereby is reserved sole discretion in all such matters. Any lot or parcel including landscaping or improvements thereon not maintained and kept clean in a condition meeting such regulation and approval automatically grants to the Architectural Control Committee the right to obtain the labor and materials necessary to bring the same up to a condition meeting the regulation and approval of the Architectural Control Committee. The owner of any such lot is obligated to pay direct to the supplier or to reimburse the Architectural Control Committee, at the Architectural Control Committee’s option, an amount equal to all direct and indirect costs and expenses incurred by the Architectural Control Committee in furnishing or in having furnished such hauling, labor and materials. Such amount shall be due and payable ten (10) days after request for payment by said Architectural Control Committee to such lot owner, and such amount automatically shall be secured by a lien upon such lot or parcel. The Architectural Control Committee shall have the right to enforce collection of such claim by any legal means including following the procedures in any capacity for obtaining and enforcing mechanics’ and material-men’s liens in the State of Texas.

Section 12. The failure by any landowner or of the Architectural Control Committee to enforce any provision, restriction or covenant herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto, nor shall such failure give rise to any claim or cause of action against the Architectural Control Committee or such landowner.