

**ELDORADO
HOMEOWNERS'
ASSOCIATION, INC.**

**MODIFICATION GUIDELINES
MAY 2007**

The guidelines below are current as of May 2007. The Declaration of Covenants and Restrictions and the By-Laws of the Eldorado Homeowners' Association, Inc. govern these guidelines. The makeup of the committee described herein is not current. Please refer to the revised By-Laws.

If doubt exists as to whether any work that you plan to do around your property requires approval by the Property Modification Committee (formerly the Architectural Review Committee), please contact the Eldorado Homeowners' Association Manager at:

**PROPERTY MODIFICATION COMMITTEE
Eldorado Homeowners' Association, Inc.
CMA
1301 Central Expressway South, Suite 110
Allen, TX 75013**

**FAX: 214-778-0570
Phone: 972 943-2870**

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PROPERTY MODIFICATION COMMITTEE PURPOSE:

The purpose of the Property Modification Committee (PMC) is to review property modification requests submitted by homeowners and approve or disapprove them based on compliance with deeds, covenants, restrictions and established architectural guidelines.

MODIFICATIONS DEFINED:

A modification is any new construction, exterior alteration, change, remodeling, addition or renovation of any building, structure, fence, landscaping, wall or exterior improvement of any kind or nature.

Any proposed modification should maintain or enhance the value of the property in question. To fully realize this benefit, the modification must meet the Eldorado Homeowners' Association (EHA) property modification guidelines, be "neighbor friendly" and be installed in compliance with all applicable governmental construction codes.

Proposed modification to a property must be compatible with existing house character (appearance, materials, colors, scale, roof pitch, etc.).

As determined by the PMC, the modification should not have an adverse affect on a neighbor's property.

The modification cannot alter the drainage patterns established by the overall subdivision drainage. The PMC reviews drainage plans only to determine if they have been prepared and certified by a registered engineer.

APPROVAL PROCESS:

The approval process is the responsibility of the PMC. The committee is a volunteer group with each committee member an owner/member in good standing of the EHA. The EHA Board of Directors appoints committee members. A Board of Directors member serves as Vice President for Property Modification and heads the committee.

All property owners are responsible for submitting property modification requests to the PMC for review and approval and compliance with the Declaration of Covenants and Restrictions (DC&R) and other guidelines. Each request is reviewed on an individual basis.

MODIFICATION REQUEST AND REVIEW PROCEDURE:

Homeowners are encouraged to inform affected neighbors of any proposed modification.

The steps to request approval from the PMC for a home improvement are:

Obtain a Home Improvement Application from the EHA manager or print one from the EHA website – eldoradohomeowners.org.

Read the form(s) and check the guidelines.

Complete the form(s) and attach backup documents.

Return your request to the EHA manager.

Mail to: Property Modification Committee
Eldorado Homeowners' Association, Inc.
CMA
1301 Central Expressway South Suite 110
Allen, Texas 75013
or
Fax to: 214-778-0570

The EHA manager will review the request/submittal and schedule it for review at the next scheduled PMC meeting. The PMC is scheduled to meet twice monthly to review requests.

The homeowner will be advised when their request will be reviewed and may attend the meeting.

Once the request is scheduled for PMC review, the goal is to come to a decision as quickly as possible. If further clarification is needed to expedite resolution the PMC or the EHA manager will contact the homeowner to schedule a visit to the homeowner's property to discuss the modification. Requests will be tabled only when there is a compelling reason for doing so.

PMC approval will be in writing and, once approved, work can start at once. If installation or construction does not commence within ninety (90) days, the approval is void. An owner may, prior to the expiration of the 90 day period, request an extension of the commencement date.

If a modification is denied the homeowner will be informed of the specific reason it was denied. A modified request may be submitted if appropriate. A homeowner may appeal a PMC decision to the EHA Board of Directors.

Some improvements may require a City Building Permit. All such improvements must conform to applicable building codes. It is the responsibility of the homeowner to comply

with all applicable governmental regulations. EHA property modification guidelines are to ensure harmonious, esthetic continuity and to maintain or improve neighborhood property values.

EHA GUIDELINES FOR COMMONLY REQUESTED MODIFICATIONS, IMPROVEMENTS AND ADDITIONS

ALL MODIFICATIONS, IMPROVEMENTS AND ADDITIONS MUST BE APPROVED BY THE PMC

LANDSCAPE AND TREES:

- ✓ No improvement, repair or other work which in any way alters the exterior appearance of the original, approved landscape plan will be performed without written approval of the PMC.
- ✓ No trees can be removed for any reason without the written consent of the PMC. This includes trees that may be “sick”, dying or dead. Failure to comply can result in the homeowner having to replace the removed tree(s).
- ✓ Any shrub or tree that dies shall be replaced and must be approved by the PMC.
- ✓ Trees and shrubs shall be properly maintained and nourished to help ensure survival, including elimination of bag worms, web worms, etc.

ROOFS:

- ✓ Weatherwood Blend is the desired choice of roof colors.
Composition roof shingles should be a minimum 30-year shingle.
- ✓ 8/12 minimum pitch on traditional roofs and 7/12 on contemporary roofs.
- ✓ Eaves must have a minimum 12” overhang on gables and walls extending gutters.
 - ✓ Roof penetration, exhaust fan, pipe, ventilator, etc, locations must be approved and should be located on the rear side of the structure and painted to blend with the roof color.
 - ✓ No new or replacement wood shingle roofs are permitted, also a City Ordinance.
 - ✓ The PMC may approve other roof colors and/or materials based upon color/material coordinating schemes of the property.

MAILBOXES:

- ✓ New mailboxes shall be made with brick or stone and should match, as close as possible, the exteriors of the houses.
- ✓ Replacement mailboxes shall be of like kinds and materials as those being replaced or shall be made with brick or stone to match, as close as possible, the exteriors of the houses.
- ✓ Replacement mailboxes should be located at the site of the original mailbox.
- ✓ New home construction mailboxes should be located at the curb, next to the sidewalk from the house to the street where applicable.

FACADE:

- ✓ See restrictions in your property deed regarding percentages, these may vary development phase.
- ✓ The following materials will be allowed: brick, stone, stucco and/or wood, including trim (samples of which must be submitted). If material is not noted on elevation, brick will be mandatory.
- ✓ All chimneys must be brick or stucco.
- ✓ First floor of homes on golf course lots must be predominately brick or stucco.
- ✓ Where stucco is allowed, it may be used up to the same percentage as wood (refer to deed and DC&R).

CHIMNEY CAPS:

- ✓ All chimneys shall be topped with an approved chimney cap, as noted below.
- ✓ All chimneys shall have a device to prevent sparks from escaping.
- ✓ Chimney cap perimeter shall be equal to the perimeter of the chimney (a slight inward canting of the top of the cap is permissible).
- ✓ Chimney caps which are recessed into the body of the chimney are also permitted.



2 Acceptable Chimney Caps

3 Unacceptable Chimney Caps

SITE AMENITIES: (Sidewalks, Patios and Decks)

- ✓ Decks shall be made of redwood, cedar or other material approved by the Committee.
- ✓ Sidewalks and patios may be concrete, concrete stepping blocks, brick, concrete pavers, stone or other material approved by the Committee.
- ✓ Patios and decks may not be located closer than five (5) feet from any property line.
- ✓ Any new decks or patios shall not alter the drainage patterns established during the development of the Association (see “Drainage” section for requirements and restrictions).

RETAINING WALLS:

- ✓ All new or replacement retaining walls must be constructed from stone or brick.
- ✓ All retaining walls must be located within the limits of the property lines.
- ✓ All retaining walls must meet the following standards (see “Drainage” section for requirements and restrictions):

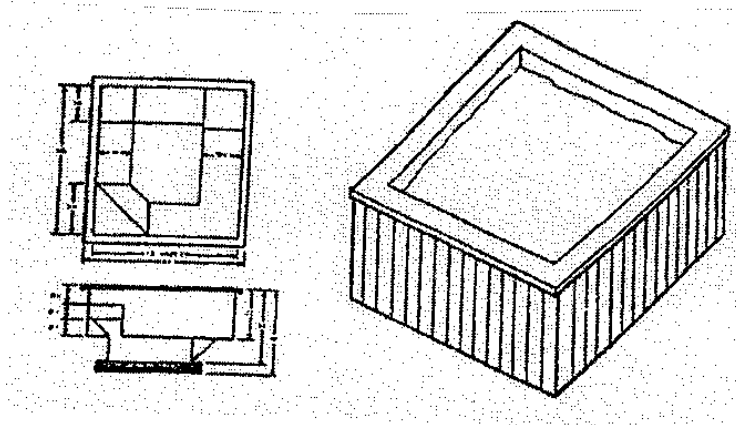
If up to 1 foot high, the wall must be a minimum 6 inches thick,
If up to 2 foot high, the wall must be a minimum 8 inches thick,
If up to 4 foot high, the wall must be a minimum 12 inches thick,
If over 4 foot high, the wall must be designed and certified by a professional engineer.

- ✓ The process of back filling is an integral part of the structural integrity of a wall and it is the responsibility of the builder who constructs the wall to also back fill it.
- ✓ Replacement of less than 10% of existing railroad ties is permitted. If replacement requires more than 10%, the entire retaining wall must be replaced and constructed of the above approved materials.

POOLS AND SPAS:

- ✓ Two sets of drawings must be submitted:
- ✓ Drawings should show the pool or spa, mechanical equipment, screening and fence location,

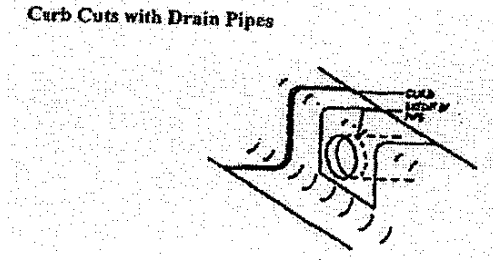
- ✓ Drawings should show water drainage direction (see “Drainage” section for requirements and restrictions),
- ✓ Drawings should show construction access. Any necessary approval from other entities for access must be submitted in writing.
- ✓ Pool and spa equipment must be obscured from the view of neighboring homes, streets, common areas and golf course.
- ✓ Any additional fencing, decks and gazebos are to meet specific golf course or other site guidelines and require separate approval.
- ✓ PMC approval is contingent upon the homeowner securing the required City Building Permit.



DRAINAGE: (For all drain installations or corrections of drainage: i.e. French Drains, Swales, Gutters and Curb Cuts)

- ✓ All water must run from one’s property to the street or a designated drainage area. Under no circumstances may water be diverted to an adjoining property. (Homeowners must certify that this requirement is met. Therefore the Association, Board and PMC shall NOT bear any responsibility or liability to any owner for property damage caused by improper drainage.)
- ✓ All downspouts should run underground, if necessary for proper drainage, to the street or a designated area.
- ✓ Drain outlets through the street curbing: PVC pipe is to be used to direct the water flow through the curb. Concrete which is similar in color and consistent with the existing concrete should be used. The pipe should be cut so that it is recessed 2” beneath the top of the curb. The concrete should be shaped so that it follows the silhouette of the existing curb and contains and covers the entire exterior surface of the pipe. (Approval of the City Department of Streets should be obtained prior to the removal or modification of an existing curb.)

Curb Cuts with Drain Pipes



FENCING: (The PMC must approve all fencing replacement, repairs or alterations)

- ✓ Golf Course Adjacent: Must be BLACK wrought iron/steel and shall not exceed four (4) feet in height (circular tubing is not permitted).
- ✓ All Other Sites: Wood is preferred but other materials may be approved; fences shall not exceed six feet eight inches (6'8") high; slats are to be installed vertically; the entire fence is to have a flat top cap; posts are to be set in concrete; the finished side of the fence must face out to public areas (streets, common grounds or neighboring properties) and stain and paint colors must be "natural" colors on any surfaces facing public areas.
- ✓ The owner of the lot upon which the fence is constructed shall be obligated to maintain the fence in good condition. Missing or damaged boards on wood type fences should be replaced within thirty (30) days of the date of damage or failure. Propping up a leaning fence due to structural or foundation failure will be allowed for security of the property only the period of time necessary for the proper repair or replacement of all or part of the fence.

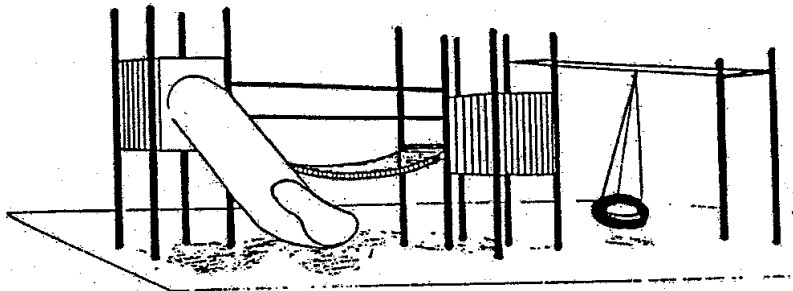
GAZEBOS: (See the DC&R for other restrictions)

- ✓ These units shall be attractive in appearance without excess detailed ornamentation.
- ✓ Units shall be constructed of redwood, cedar or other material specifically approved by the PMC.
- ✓ If painted or stained they shall coordinate with and compliment the colors of the house.
- ✓ The overall height shall not exceed twelve (12) feet and the area shall not exceed 144 square feet.
- ✓ Roofing shall match or compliment that of the house.
- ✓ Screening from public areas (streets, common grounds, golf course and neighboring properties) is required.

- ✓ Units shall be located inside the rear yard and must comply with the building set back requirements and be located at least ten (10) feet from adjacent buildings, structures, water bodies or open spaces.
- ✓ Only one gazebo is allowed per lot.

PLAY STRUCTURES & SPORTS APPARATUS:

- ✓ Play equipment shall be no taller than twelve (12) feet. Pressure treated or redwood timbers shall be assembled in a workmanlike manner.
- ✓ Play equipment may be installed in the rear or side yard in a location where it is screened from public view by landscaping or other improvements.
- ✓ Play equipment such as swing sets, slides, tetherball poles and volleyball courts must be screened from view. Platforms elevated more than twenty-four (24) inches above the ground are not permitted in locations where the view from the platform infringes on the privacy of a neighboring property.
- ✓ Permanent basketball goals are permitted only at locations approved by the PMC. Pole, roof or wall-mounted backboards are allowed and must be kept in good repair.
- ✓ Portable basketball goals, skateboard ramps and other equipment, hockey goals etc. may be used in driveways and other paved areas of the yard but must be stored in garages, backyards or other out-of-public-view areas when not in use.



ARBORS / TRELLISES:

- ✓ Arbors / Trellises shall be constructed of cedar, redwood or other material approved by the PMC.
- ✓ If painted or stained, they shall coordinate with and compliment the colors of the house.
- ✓ Overall height of the structure shall not exceed twelve (12) feet.
- ✓ It may be attached to the house or detached (freestanding).

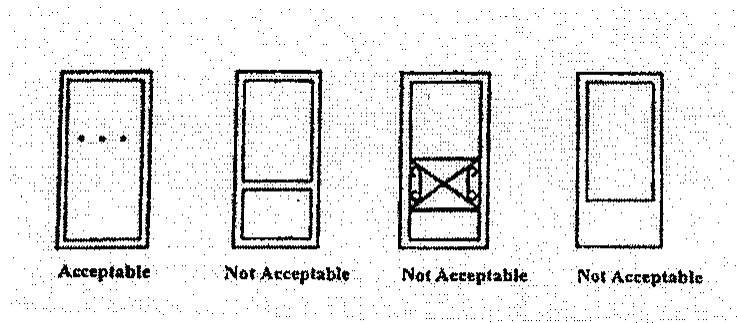
- ✓ A freestanding structure shall not exceed 144 square feet in area. Larger sizes may be approved on a case-by-case basis depending upon the yard area a proposed location.

AWNINGS:

- ✓ Awnings are allowed in the rear of the house only.
- ✓ Color and Material should compliment the color of the house. Brightly colored or multicolored awnings are not permitted.
- ✓ Scalloped and decorative edged awnings are subject to approval by the PMC on a case-by-case basis.

EXTERIOR DOORS AND WINDOWS:

- ✓ Full view storm doors and screen doors must be aesthetically pleasing (see illustrations below). All changes must be approved by the PMC.
- ✓ Screen and storm doors shall have a four (4) inch wide frame maximum which is finished to match the window mullions or house trim.
- ✓ There shall be no cross members, decorative grills or opaque panels.
- ✓ Storm doors shall have a transparent glass or other transparent rigid panel.
- ✓ Screen doors shall have a screening mesh with an even, transparent look. All materials shall be cleanly cut, securely fastened and finished in a workmanlike manner.
- ✓ Ornamental ironwork will be allowed on doors and windows only if esthetically pleasing and harmonious with the surroundings.



FLAG POLES AND FLAGS:

- ✓ Flag poles in rear or side yards shall be located within twenty (20) feet of the house.

- ✓ Flag poles in front yards shall be within fifteen (15) feet of the house, but in no case shall a flag pole be located within the public right of way.
- ✓ Flag poles shall not exceed twenty (20) feet in height and shall maintain a vertical alignment.
- ✓ Only metal flag poles are permitted and they shall be unpainted metallic silver, bronze or black in color.
- ✓ Flags shall be no larger than 3' X 5' in size but in proportion to the height of the pole.
- ✓ Temporary flags such as those rented for special occasions or placed in a yard commemorating a holiday must be placed in the center of the median between the sidewalk and street or fifteen (15) inches from the curb where there is no sidewalk. Poles shall be no taller than twelve (12) feet and flags shall be no larger than stated above. Temporary flags should be removed and stored each night.

SATELLITE DISHES:

- ✓ One satellite dish, with a diameter of one (1) meter or less, per house is allowed; however the PMC may approve more than one.
- ✓ One antenna, extending no higher than three (3) feet from the top of the roof, is allowed.
- ✓ A dish or antenna should not be visible from the street unless necessary to receive acceptable reception.
- ✓ The PMC may approve a different location to gain acceptable signal quality.
- ✓ The PMC may require screening.
- ✓ No Ham radio or two-way radio antennas are allowed.

SIGNS:

- ✓ Realtor, contractor etc. type signs – one (1) sign of each permitted unless the property accesses more than one thoroughfare (i.e. golf course or more than one street) in which case one sign may be posted at each thoroughfare.
- ✓ Security monitoring signs – one (1) sign permitted at the front of the house and one (1) at the rear.
- ✓ School or athletic achievement signs – one (1) sign allowed for each activity.
- ✓ Political signs – one (1) sign allowed per home which cannot be placed in the common area and which must be removed within 24 hours of the polls closing.
- ✓ No personal business, solicitor or advertising signs are allowed (other than contractors currently doing work).
- ✓ No “yard art” signs or figures allowed in public view.

- ✓ No signs are allowed on the common areas without the approval of the PMC.
- ✓ No signs are allowed on the golf course which is private property.

GARAGE SALES:

- ✓ Garage, yard or estate sales shall be limited to two (2) per calendar year per household (as per City ordinance). The period of the sale shall be limited to no more than three (3) days (Friday, Saturday and Sunday).
- ✓ It is recommended that garage sales be held in late spring and early fall to help avoid inconvenience to neighbors caused by year round traffic and parking congestion.
- ✓ All signs must be removed immediately when the sale is finished.

SIDING:

- ✓ Materials used in new home additions as well as the modification or replacement of siding should be consistent with or superior to the original material on the house or that being replaced.
- ✓ Materials used in new construction should be consistent with or superior to the quality of materials commonly used in El Dorado.
- ✓ The color scheme of a siding project should be consistent with the existing color of the house.

PAINTING: (All exterior painting requires PMC approval – even if in original color)

- ✓ All Home Improvement Applications must include the paint manufacturers name and paint name and/or color number and a sample.
- ✓ Paint guidelines:
- ✓ All paint colors must be approved prior to painting.
- ✓ Colors must be compatible and in character with the surrounding neighborhood.
- ✓ Trim and siding colors must compliment the masonry colors of the house and typically fall within the off-white, brown, beige or gray color palette.
- ✓ Shutters and front doors should be painted or stained in colors that compliment the siding and masonry colors of the house and/or designed to accent or highlight the architectural features of the house.
- ✓ Bright primary and secondary colors and pastels are not permitted.

“ZERO LOT LINE” LOTS: (Hillcrest Court and Lakeside)

- ✓ Windows shall not be allowed on the zero lot line side of any residential structure unless approved by the PMC. Zero lot line window proposals will be evaluated in a manner that emphasizes privacy and architectural consistency of the zero lot line wall.

Window guidelines:

- ✓ Zero lot line windows shall be screened from public view.
- ✓ If not fully screened, windows should be designed to significantly impair visibility and maintain privacy. For illustration only and without limitations, screening requirements may include a brick privacy wall that is compatible with the contour of the foundation and windows indented or glass-block.
- ✓ Skylights may be allowed with prior written approval by the PMC.

INSPECTION OF WORK:

- ✓ In accordance with articles X 10.11 of the bylaws, upon completion of the work for which approved plans are required, the owner or builder shall provide written notice thereof to the PMC.
- ✓ Within sixty (60) days of notice the PMC may inspect such improvements in an effort to determine whether they were constructed in compliance with the Home Improvement Application and approved plans.

SEASONAL DECORATIONS:

- ✓ Dignified seasonal decorations are permitted. Decorations should be removed within one (1) week after the holiday.

SITE LIGHTING:

- ✓ The PMC reserves the right to limit the use, amount and/or intensity of site lighting.
- ✓ Exposed neon, fiber optic and sodium lighting are not permitted.
- ✓ Lights should not be a nuisance to neighbors.

TRASH & RECYCLE CONTAINERS:

- ✓ All trash and recycle material shall be kept in sanitary containers.
- ✓ Containers shall be fully enclosed within a garage or three (3) sided structure approved by the PMC.
- ✓ Trash and recycle containers may be placed in front of the residence for trash pick up no earlier than 6:00 p.m. the night immediately prior to pick up day and shall be removed and stored on the day of pick up.

MAJOR IMPROVEMENTS:

- ✓ Most major improvements, including exterior remodeling, room additions, adding a floor etc., require a City Building Permit.

- ✓ Due to the complex nature of major improvements, the PMC requires more information, 45 day advance notice for review and approval and oftentimes the homeowner, architect or contractor to attend the PMC review meeting.
- ✓ Major improvements should be compatible with the existing house design, be proportional to the structure and property and fit in with surrounding homes.
- ✓ The unique nature of major improvements dictates a great deal of planning and information. The PMC requires two (2) copies of the final drawings prepared by an architect/builder which, if applicable, include:
 - ✓ Floor plans drafted at a scale of $\frac{1}{4}'' = 1.0'$
 - ✓ Front, rear and side elevations with roof pitch indicated drafted at a scale of $\frac{1}{4}'' = 1.0'$
 - ✓ Site plans with structure(s) and all improvements indicated including:
 - ✓ Existing and new contours plotted at one (1) foot intervals with drainage denoted by arrows (drainage must be designed and approved by a certified engineer)
 - ✓ Easements and building lines
 - ✓ Sidewalks, patios, driveways, retaining walls, pools, gazebos, fencing and other improvements
 - ✓ Dimensions from property line to other structures
 - ✓ Landscape and sprinkler plan including front, rear and side yards
 - ✓ Trees with five (5) inch or larger trunks
 - ✓ Construction schedules with estimated dates
 - ✓ Construction site access information