

Fountain Lake Architectural Control



Revised 2017

Table of Contents

Fountain Lake Architectural Control	3
Introduction.....	3
Deed Restrictions	3
Guidelines for Home Alterations	4
Windows	4
Kitchen Garden Window	4
Kitchen Window above Stove.....	4
Bathroom Picture Windows.....	4
Sunroom Windows.....	4
Additions.....	4
Porch Deck.....	4
Porch Deck Cover	5
Storage Shed	5
Porch Deck & Balcony Railing.....	5
Exterior Home Color.....	5
Exterior Door Color	5
Exterior Siding	5
Sliding Glass Doors	6
Fireplace Chimney	6
Roofs – House & Porch	6
Roof Shingles.....	6
Porch Deck Covers.....	6
Architecture Approval Process.....	8
Approval Process.....	8
Approval Process Visual	9
Attachments	10

Introduction

Your Community has protective Restrictions to help maintain subdivision appearance, property values, and quality of life. Residents, the Board of Directors, and the Architectural Control Committee (ACC) are active partners to accomplish these goals. Deed Restrictions provide standards for design, materials, and uniformity during construction, and then address on-going maintenance, exterior changes, and property use.

Prior to starting any exterior renovations or maintenance, you should contact FLRA for guidance if your project requires ACC approval or not. There is form on the website @ <http://www.flra.org/acc-process> that provides guidance and is the homeowner request to FLRA & ACC for approval of an exterior project.

If further information is needed, please visit the FLRA website @ www.flra.org and review the Architectural guidelines. ACC email contact information is also available on the website.

Failure to request approval prior to the start of any exterior renovations or maintenance will result in your contractor being asked to stop work immediately. This will result in a delay to your project that can be avoided by following our ACC approval process.

NOTE: All approved projects must be started within 90 days of approval and finished within 12 months of approval. Failure to meet these dates will require you to submit the project for approval again.

Deed Restrictions

The full protective Restrictions can be loaded on the website @ <http://www.flra.org/public-documents>. Look for the “Declarations of Covenants, Conditions, and Restrictions”.

Article V – Architectural Control, page 15 states:

5.1 **PHYSICAL RESTRICTIONS.** No building, fence, wall or other structure shall be commenced, erected or maintained upon any Lot, or the patio and/or balcony used in connection with any Lot after the purchase of any Lot from Declarant, its successors or assigns, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, color, kind, shape, height, materials and location of the same are submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee of the Master Association.

The “Fountain Lake Architectural Control” document attempts to explain to the homeowners more clearly what are the existing visual guidelines that help ensure the “harmony of external design” without our community. If there arise conflicts between this document and the “Declarations of Covenants, Conditions, and Restrictions”, the later legal document will take precedence as guidance.

The “Declarations of Covenants, Conditions, and Restrictions” contains additional guidelines can be found under Article VIII – Use Restrictions, pages 17 – 19. Several of these items are repeated for emphasis in this document.

Guidelines for Home Alterations

It is recognized that some features of our homes, that were built the eighties and intended for weekend use, are not practical for today's needs. For these reasons, the following guidelines have been developed to help homeowners plan modicum changes without adversely affecting the character and charm of the community.

Homeowner's desiring to make any changes, including those below, to their home exteriors must submit the request in writing and be approved in advance by the Architectural Committee and FLRA Board to ensure continuity of design.

Windows

Kitchen Garden Window

The original garden window may be replaced with either a new brown/bronze framed garden window OR with a brown/bronze framed single or double hung window. The new window shall have the same rough-in dimensions as the original window. [Example of a new double hung window: Unit #123.](#)

Kitchen Window above Stove

The window above the stove (measuring xx" by xx") can be replaced with a smaller window measuring xx" by xx". When replacing the window, the siding must be replaced as well. [Example of a new smaller window: Unit #xxx.](#)

Bathroom Picture Windows

Bathroom windows may be replaced with smaller ones ***provided that they are replaced together***, both the upper and lower windows, and are between 14"-16" in height by 48"-60" in width, framed to look like the other windows, both in color and shape, and have obscure / frosted glass. [Example of a smaller window: Unit #103 and Unit #105.](#)

Sunroom Windows

The sunroom windows originally were installed with plexiglass. Replacement of the plexiglass can be:

- New plexiglass;
- New solid glass windows – note the trim of the windows should be painted Fountain Lake brown; additionally, per building code and for safety, only safety glass windows should be installed;
- New double-hung windows – windows where the bottom part of the window opens.

NOTE: The sunroom is the small room that is extends off the living room of the townhomes. ***All windows on the sunroom must be of the same type and material – no mixing of window materials or styles.*** [Example of a double-hung windows: Unit #102; example of sold glass windows: Unit #123.](#)

Additions

Porches, porch covers and storage sheds are the only allowed additions. Homeowners shall take reasonable efforts in designing their Addition(s) to minimize blocking other Homeowner's view of the Lake. All additions shall be built within the homeowner's property boundary.

Porch Deck

The deck shall be built in the rear of the home and it shall be constructed of wood, and have railings with square spindles. The deck shall be stained brown or painted Fountain Lake brown.

All patio decks must be constructed of wood. Any other material for patio decks must be approved by the FLRA board and the ACC prior to any construction.

Homeowners only own the land approximately 5 feet around their home. The rest of the property is common property owned by all Fountain Lake residents. As more residents remodel their homes, the size of our patio decks seems to be increasing – consuming more of the common property.

The new deck porch standard (published in 2015) will be 15 feet from back door + an additional 3.5 feet for stairs for any new deck request coming forward. The stairs from the deck must end at least 1 foot from the sidewalk to avoid any encroachment. The farthest point forward for the remaining deck should be no longer than a perpendicular line from the 15 feet from the back-door line (no extensions on either side that extend further than 15 foot from back-door point). **Existing decks that do not meet this standard will be grandfathered UNTIL they are replaced.** All replacement of decks will have to adhere to the new 15-foot rule.

Porch Deck Cover

See the section on “Roofs” for more detailed guidance on permanent porch covers.

Storage Shed

Storage sheds may be built in the rear of the home, the side of the home that faces predominately toward the lake, and within the confines of the porch. Modest storage may also be built in the front of the house that faces parking. Storage sheds must be built of materials of construction that has the same appearance as the house exterior. Prefabricated storage sheds may be approved depending on the materials and color of the shed.

All storage sheds (whether built-in or prefabricated) requires prior ACC approval.

Porch Deck & Balcony Railing

All porch deck and balcony railings are to be constructed with square spindles with a solid flat top. For additional structure support, a pocket type top rail construction can be used. No raised posts above the top railing are currently approved. [Example of a rail standard: Unit #103 & #123.](#)

Exterior Home Color

Home exterior must be painted with “Fountain Lakes” shade of brown. Attempts have been made to define the exact color paint formula, but over time, technology and paint have changed. If you have a question on exterior paint color, contact the FLRA board of directors or the ACC for approval prior to painting.

Exterior Door Color

The front and back exterior doors may be painted any color the home owner determines. There is no need for ACC approval for changing the paint color on the exterior doors. If the home owner decided to replace the exterior doors, ACC approval is required to approve the new door style.

Exterior Siding

The original exterior siding was made from wood. When replacing the exterior siding, fiber cement siding (i.e. HardiPlank®) is now recommended for fire protection and better longer-term maintenance. The siding facing the street is installed on a slant/angle to provide a unique visual architecture effect. The exterior siding along the rear is installed parallel to the ground. These architecture features must be maintained when replacing the exterior siding.

Sliding Glass Doors

Currently only sliding glass doors have been approved as the exterior doors off the bedrooms, upper room, and the living room. If replacing with any other type of door, ACC approval is required to approve the new door style.

Fireplace Chimney

The current Architectural standard for Fountain Lake requires every unit to have a fireplace chimney (functional or not). See unit #101 for an example of a non-functional fireplace chimney. This Architectural standard may be reviewed in a future HOA meeting to see if the homeowners still feel this standard is needed.

Roofs – House & Porch

This section covers roofs and porch deck covers.

Roof Shingles

There have been attempts by the ACC to set a single roof shingle standard for Fountain Lake. Unfortunately, over time, manufacturers change the names/specifications and the ACC is not able to keep up with a single standard. **Hence the FLRA board and the ACC require all homeowners to seek approval of their shingle BEFORE starting on any re-roofing project to ensure the shingle will meet visual standards.** For the duplex units, the desire is for both units to use the same shingle when possible to ensure a seamless visual continuity between the units.

Porch Deck Covers

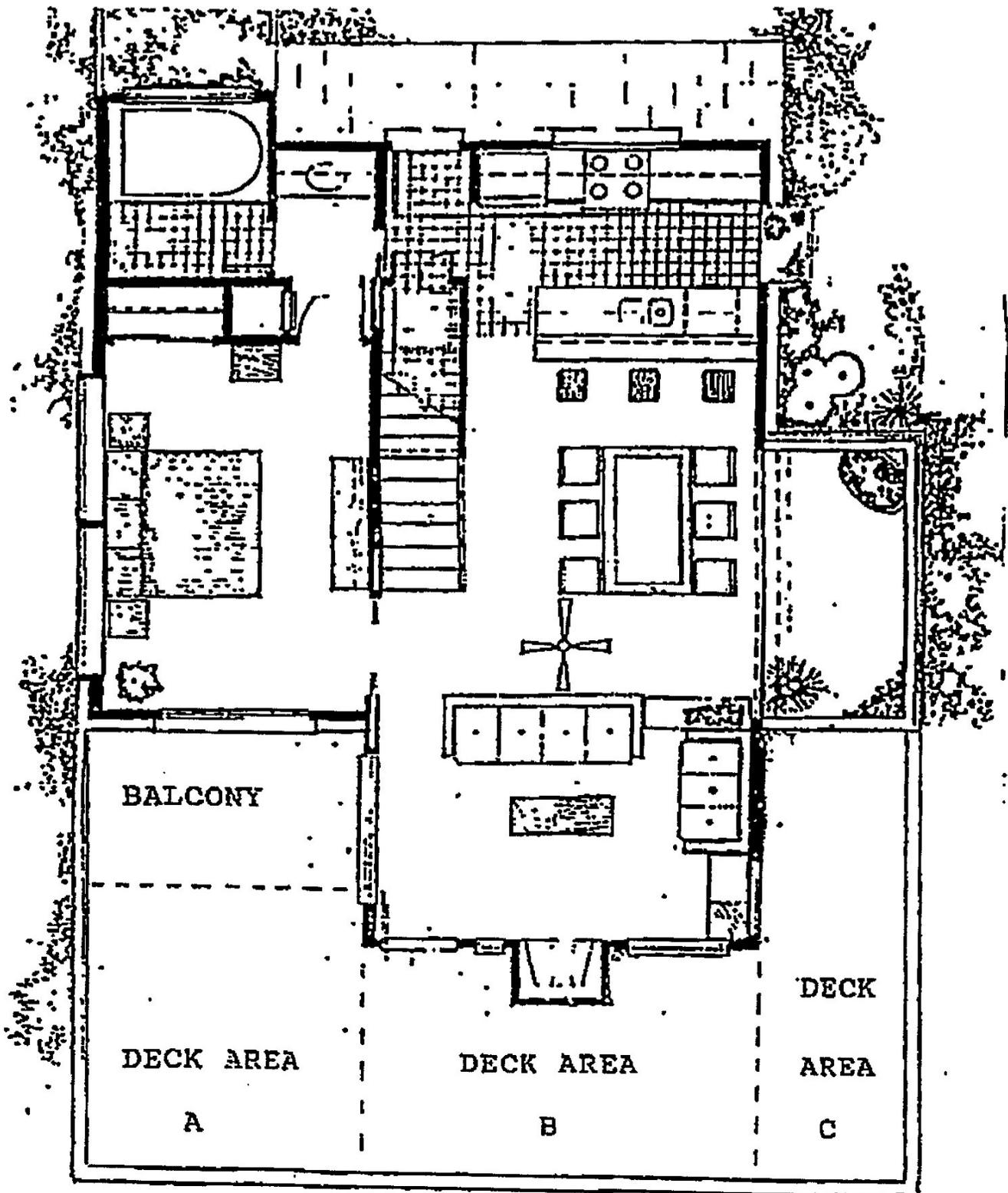
Temporary porch covers are allowed for a short-term use basis only – such as a weekend or week-long visit. Temporary porch covers are not allowed long-term such as a month or longer for both safety and visual rules. Temporary porch covers includes tents, canopies, and pop-up structures.

A permanent cover may be constructed over the deck and it may extend across the entire width of the deck except over the area in front of the bedrooms. The support beams shall be either located inside the deck railing or built as an integral part of the railing. Beams shall be either stained brown or painted Fountain Lake Brown. The exterior side of the permanent cover shall be brown.

For porch deck covers, there is a deck cover standard that MUST be adhered to by all owners. Using the graphic below, the Fountain Lake deck cover standard states:

1. No deck cover may block another homeowner's view of the lake.
2. No deck cover be built over AREA "A" when they are adjoining units (duplex style unit).
3. No deck cover may cover the ENTIRE deck.
4. Homeowner's may cover ANY TWO OF THE THREE AREAS on their deck, with ACC approval.

(Graphic follows on next page)



Architecture Approval Process

The Architecture Approval procedures are intended to foster Homeowner awareness of the mutual benefits that result by strict adherence to sound and reasonable Architectural Controls. These procedures are based on the premise that there exists a continuing cooperative relationship between the Association's Board of Directors and the members of the Architectural Control Committee; and that this document satisfies the requirement that the Association establish such procedures pursuant to the letter of agreement between the Association and Fountain Lake Inc. dated September 4, 1991.

Homeowners have on occasion made exterior improvements and alterations to their Townhomes and may not have recognized the obligation to follow Fountain Lake [deed restrictions](#) for such projects. While we encourage everyone to take an active role in the improvement and maintenance of their homes, we must all comply and adhere to the deed restrictions and gain Architectural Control Committee approval prior to any alterations being started. Since any exterior change can affect us all, we remind you that the requirements in the [Declaration of Covenants, Conditions, and Restrictions, Article V, ARCHITECTURAL CONTROL](#), must be followed.

Approval Process

Note: website link to the process: <http://www.flra.org/acc-process>

The procedure for getting a project approved is reasonable and not at all complicated. If you plan to build or change anything on the outside of your structure, you must:

1. Fill-out and submit the Architecture Request form (see Attachment or website). This will be used for tracking your request.
2. Additionally, submit 2 copies of your plans through the Association's Directors either by mail, email, or in person at the regular monthly Board of Director's meeting. A simple note, a sketch of the change, a description of what it is, where it will be located, the dimensions, color, and materials are usually all that is required. The preference of FLRA BOD is for the homeowner to attend the monthly FLRA BOD meeting to present your proposal in-person and answer questions from the board.
3. You must receive approval back from the FLRA BOD and Architecture Committee before starting any work. Most requests for approval should be addressed within 30 days after the FLRA BOD receives the request. All proposals will be considered at the Board meeting. If your request is complete with all specifications, and within community standards, it will be passed to the Architectural Control Committee no later than 5 days following that monthly BOD meeting. Approved or rejected plans will be issued from ACC to the Board for transmittal to the requesting homeowner.
4. Submit all requests through your Association's Directors via email @ flra_bod@yahoo.com OR at the following address:

FLRA
Attention: Architectural Control Committee
200 Fountain Lake #105
Livingston, TX 77351

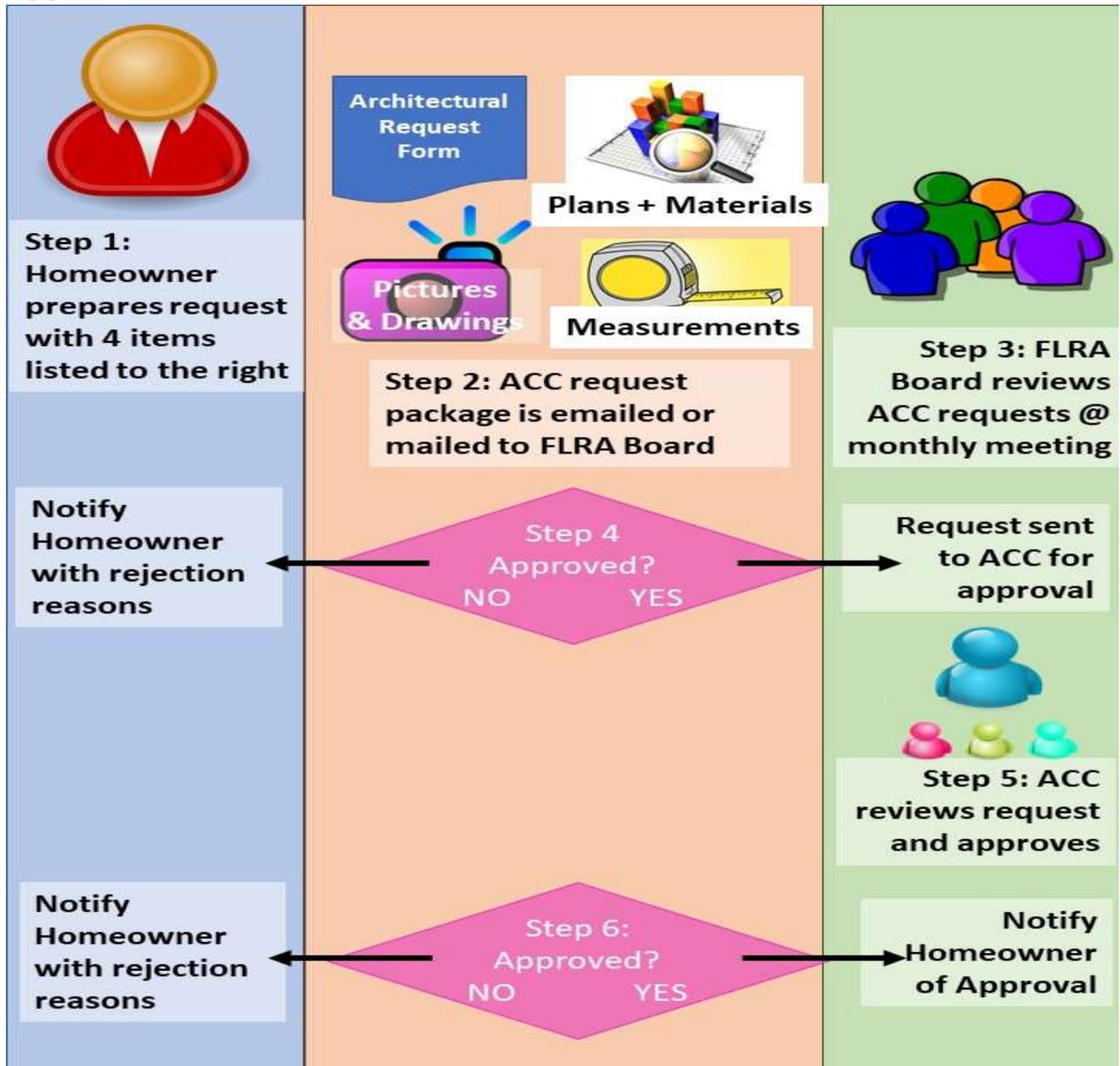
Text or email the Association's Directors to shorten approval time for your project. Ensure you have approval of your project before you sign your contractor to know your project will be approved.

To protect and preserve all our investments, your Association has an obligation to enforce the Restrictions that we accepted when we obtained our property. Your neighbors and friends truly appreciate your cooperation and the ongoing commitment to make Fountain Lake a place we can all be proud of.

Like-for-like changes or minor improvement as listed below DO NOT require approval:

- changing the exterior light fixtures;
- changing color of front/back door;
- replacing any exterior element with an exact in-kind replacement.

Approval Process Visual



Attachments

The Architecture Request form is attached; this will be used for tracking your request. The form is available on the website @ <http://www.flra.org/acc-process>. The website provides guidance and how the homeowner requests approval to FLRA BOD & ACC for an exterior project.

Architectural Request Form

Unit Number	Name
Phone	Mobile Phone
Project Start Date	Contractor Name & Phone Number

Project Description: (these projects may be approved by the Board, without going to ACC)

Is your project any of the following: Yes ___ No ___

- change or replace exterior light fixture
- change or replace front/back door OR front/back screen door
- paint front/back door
- repaint exterior of townhouse Fountain Lake brown
- repaint/stain balcony/deck Fountain Lake brown
- repaint/stain railing Fountain Lake brown
- replacing wood siding with HardiPlank
- replace roof with dark brown shingles - with or without removal of skylights

**** ALL OTHER PROJECTS MUST BE SUBMITTED WITH DESIGN DETAILS ****

All other projects/replacement request must go to the FLRA Board and ACC for approval. Attach photos and/or scale drawings specifying all dimensions, design, color, and materials. The more information you provide, the quicker the decision from ACC.

Important: Your requests will be considered at the next FLRA Board Meeting and then forwarded to the Architectural Control Committee. The FLRA Board will contact you with approval/rejection after ACC reviews your request.

Date Homeowner Notified	Architectural Request Decision
	Approved / Not Approved

NOTE: All approved projects must be started within 90 days of approval and finished within 12 months of approval. Failure to meet these dates will require you to submit the project for approval again.

Architectural Request Form

Submit all requests through your Association's Directors via email @ flra_bod@yahoo.com OR at the following address:

FLRA
Attention: Architectural Control Committee
200 Fountain Lake #105
Livingston, TX 77351

Form Tracking Information

To be completed by FLRA BOD and ACC.

Date FLRA BOD Received Request / Form	Form completed with description & drawings
	Acceptable / Not enough information
Date FLRA BOD Meeting	FLRA BOD Decision
	Approved / Not Approved
Date sent to ACC for decision	
Date ACC Decision	ACC Decision
	Approved / Not Approved
Date Homeowner Notified	
Additional Comments	