



BLACKHAWK
PARK • LAKESIDE • RETREAT

DESIGN GUIDELINES

Updated March 20, 2024

TABLE OF CONTENTS

INTRODUCTION	1
BRIEF OVERVIEW OF THE COMMUNITY	1
IMPORTANCE OF DESIGN GUIDELINES	1
PURPOSE OF THIS DOCUMENT	1
DEFINITIONS	2
ARCHITECTURAL CONTROL COMMITTEE (ACC) OVERVIEW	4
ROLE AND RESPONSIBILITIES	4
COMMITTEE MEMBERS	4
CONTACTING THE COMMITTEE	4
ARCHITECTURAL APPROVAL PROCESS	4
APPLICATION CONSULTATION	4
SUBMISSION REQUIREMENTS	5
REVIEW TIMELINE	5
COMMITTEE DECISIONS	5
PRECEDENT	5
APPEALS PROCESS	6
VARIANCES	6
WORK TIMELINE	6
IMPROVEMENTS WITHOUT APPROVAL	6
GENERAL DESIGN PRINCIPLES	7
AESTHETIC HARMONY	7
MATERIAL QUALITY	7
COLOR SCHEMES	7
RESIDENTIAL BUILDINGS	7
NEW CONSTRUCTION	7
USAGE	8
GARAGES	8

GARAGE DOORS	8
ROOFING	8
DOORS	10
WINDOWS	10
SETBACKS	10
DRAINAGE	11
ACCESSORY BUILDINGS AND STRUCTURES	11
STORAGE SHED	11
GREENHOUSE	12
GUEST HOUSE (ADU)	13
POOL OR HOT TUB ENCLOSURE	13
SAUNA	14
PERGOLA/ GAZEBO	14
DETACHED GARAGE	15
OTHER ACCESSORY BUILDING TYPES	15
PATIOS/DECKS	16
LANDSCAPING	16
GENERAL	16
SIGHT DISTANCES	17
IRRIGATION	17
ARTIFICIAL TURF	17
XERISCAPING	18
DRAINAGE	19
EXTERIOR MODIFICATIONS	19
PAINT AND TRIM	19
AWNINGS AND SHUTTERS	19
EXTERIOR LIGHTING	20
POWER GENERATION	21

SOLAR PANELS	21
SOLAR ROOFS	21
EMERGENCY STANDBY GENERATORS	22
WIND	23
FLAGPOLES	23
FENCING AND WALLS	23
WOOD/PRIVACY	23
WROUGHT IRON	24
STANDALONE SCREENS/TRELLISES	25
FRONT YARDS	25
FENCECRETE WALLS	26
DRIVEWAYS AND WALKWAYS	26
FRONT PATIOS	27
POOLS	28
HOT TUBS AND SWIM SPAS	28
SPORTS COURTS AND EQUIPMENT	28
PLAYSCAPES AND TRAMPOLINES	29
SCREENING	30
SECURITY DEVICES	30
MISC.	31
RAINWATER COLLECTION	31
ANTENNAE	31
LIGHTNING RODS	32
CONFLICTS AND VARIANCES	32
CONFLICTS WITH CCRs	32
VARIANCES	32
REFERENCES	33
APPENDICES	34

INTRODUCTION

BRIEF OVERVIEW OF THE COMMUNITY

Blackhawk is a vibrant, family-friendly master-planned, community located in the heart of Pflugerville, Texas. Nestled just a short drive away from Austin, this neighborhood offers the perfect blend of suburban tranquility and city convenience. Safety and community engagement are high priorities here, fostering a strong sense of belonging among residents. Whether you're looking for a peaceful place to raise a family or simply want a welcoming community with easy access to the city, Blackhawk offers something for everyone.

IMPORTANCE OF DESIGN GUIDELINES

Design guidelines in an HOA community serve multiple important functions that benefit both individual homeowners and the community as a whole. One of the key advantages is aesthetic consistency; these guidelines help maintain a unified and appealing look across the neighborhood, which not only fosters a sense of community pride but also positively impacts property values. A well-maintained and cohesive environment is more attractive to potential buyers, thereby helping to sustain or even increase the worth of individual homes.

Design guidelines act as a conflict resolution tool by providing an objective standard by which design decisions and approvals are made. This helps in maintaining a harmonious atmosphere within the community. Moreover, these guidelines often encapsulate the unique identity of the community, whether it's a specific architectural style or particular landscaping features, thereby creating a distinct and memorable sense of place. Overall, design guidelines are instrumental in shaping a community that is both visually pleasing and functionally harmonious.

PURPOSE OF THIS DOCUMENT

The purpose of this document is to serve as a comprehensive reference source for both homeowners and the Architectural Control Committee. It outlines the criteria for the most common improvements homeowners might consider for their properties. Designed to be a living document, it will evolve with emerging trends and technologies, all while preserving the community's unique character. It will be regularly updated with changes to the design guidelines, our governing documents, or applicable state laws. If there is ever a conflict between this document and the CCRs the CCRs shall have precedent.

DEFINITIONS

Architectural Committee:	The Architectural Control Committee established under the Master Declaration of Covenants, Conditions, and Restrictions. Its purpose is to review and approve plans for the construction of Improvements within the community.
Association:	The Park at Blackhawk and Lakeside Homeowners Association.
Board:	Board of Directors of the Park at Blackhawk and Lakeside Homeowners Association.
Build line (BL):	A marker of the closest point within the setbacks of a property where construction is permissible. The "build line" is a specific term used in design and planning to indicate where the structure will be placed.
Caliper:	The diameter of a tree trunk measured 6 inches above the ground for trees up to and including 4-inch caliper size, and 12 inches above the ground for larger sizes.
Declarant:	Refers to RH of Texas Limited Partnership or Robert M. Tiemann, their authorized representatives, or their successors or assigns. Any assignment of the rights of RH of Texas Limited Partnership or Robert M. Tiemann as Declarant must be explicitly stated in writing. A simple conveyance of a portion of the Property without a written assignment does not suffice to transfer the rights of the Declarant.
Front Yard:	The area within a lot that lies between the front boundary of the lot and the front face of the building situated on the lot.
Improvement:	Any structure and its appurtenances located on the Property. This includes, but is not limited to, residences, buildings, outbuildings, storage sheds, patios, tennis courts, swimming pools, basketball goals, playscapes, garages, storage buildings, fences, trash enclosures, screening walls, retaining walls, stairs, decks, landscaping, poles, signs, exterior air conditioning, water softener fixtures or equipment. It also encompasses various utilities like poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers, and other facilities related to water, sewer, gas, electric, telephone, regular or cable television.
Lot:	A parcel of land within the Park at Blackhawk and Lakeside community.

Plat:	The map outlining the specific lot purchased. It shows property dimensions, boundaries, and restrictions like setback and build lines. This document can be found in homeowners' closing documents. When submitted with an architectural application, it should be marked up to show the proposed improvement.
Public Utility Easement:	A specific portion of private property that is designated for the use by utility companies to install, maintain, and operate their infrastructure. This easement allows utilities like electricity, gas, water, sewer, telephone, and cable companies the right to access these areas to lay pipes or cables, set up poles, and maintain the utility services that run to both individual properties and the broader community. The land within an easement remains under the ownership of the property owner, but the designated space is subject to the rights granted to the utility companies. Homeowners are typically restricted from building permanent structures or planting trees within this easement area to ensure clear access for maintenance or emergency services.
Setback:	A setback specifically refers to zoning regulations that establish the minimum distance a building, or other structure must be located from a property boundary or other specified lines, like streets or waterways. Setbacks are measured from the property lines inward and can be different for front, rear, and side yards. They are set by local zoning ordinances and are intended to provide space for utilities, landscaping, light, and air, ensure privacy, and maintain an orderly appearance in the neighborhood.
Survey:	A survey is a detailed and precise document that is usually prepared by a licensed surveyor. It provides a comprehensive view of the property, including exact measurements, boundaries, and any encroachments or easements. Surveys may also show the location of structures, fences, driveways, and other features on the property.

ARCHITECTURAL CONTROL COMMITTEE (ACC) OVERVIEW

ROLE AND RESPONSIBILITIES

The Architectural Control Committee (ACC) serves as the gatekeeper for maintaining the aesthetic and functional quality of the community. One of its primary roles is to review applications from homeowners who are planning to make various changes to their properties, including construction of improvements and landscaping projects.

The ACC either approves or denies these applications based on how well they align with the community's established design guidelines (this document) and the CC&Rs. This ensures that all modifications or additions to properties within the community are in compliance with the established standards. By doing so, the ACC plays a crucial role in preserving the cohesive appearance and overall character of the community, which in turn can positively impact property values.

COMMITTEE MEMBERS

The Architectural Control Committee is comprised of seven (7) seats: the chair and six (6) members. The current members, as appointed by the Board of Directors, will be listed on the association's website.¹

CONTACTING THE COMMITTEE

While seeking architectural approval, the committee may request information from homeowners. This information may be provided to the architectural committee via the project link provided in all correspondences from the committee. Outside of the normal architectural approval process, homeowners do not typically contact the ACC members directly. If homeowners wish to communicate with the architectural committee, they should contact the association's management team.

ARCHITECTURAL APPROVAL PROCESS

APPLICATION CONSULTATION

The community standards coordinator is a member of the association's management team. One of their roles is to serve as a liaison between homeowners and the Architectural Control Committee. While planning, homeowners may contact the community standards coordinator to confirm submission requirements for a particular project. ACC Applications and other required documents are initially sent to the community standards coordinator for review before being submitted to the ACC for consideration.

¹<https://parklakesidehoa.com>

SUBMISSION REQUIREMENTS

Due to the wide variety of project types, the submission requirements vary depending on the project. All projects require a completed ACC application that details the specifics of the improvement, including materials, colors, measurements, etc. Any improvement requested that will be situated outside of the footprint of the house on the lot, will require a plat or a survey. The plat/survey should be marked up to show the exact size and location of the improvement.

Additional information, such as images or brochures from manufactures, should also be submitted to provide as much information as possible to the architectural committee to allow them to make an informed decision. Complex projects like pools, solar installations, and extensive exterior modification will be required to submit a proposal from the installer along with the application.

REVIEW TIMELINE

The architectural committee has 30 days to make a decision on the application², but most applications are reviewed within a week or two. If the application is missing any information, or if the committee needs clarification on anything, the application will be put on hold until that information is provided. Homeowners should follow the link provided in the project emails to submit the requested information. If the information requested by the architectural committee is not provided within 30 days, the application will be denied.

COMMITTEE DECISIONS

Approval

The project has been approved as submitted. Homeowners may move forward with the construction or installation of your improvement.

Conditional Approval

The project has been approved with conditions or additional information. Some common conditions may be related to drainage or maintenance issues. A conditional approval means that an improvement may need to be altered, repaired, or removed if the terms of the conditions are violated.

Denial

The project has been denied. The homeowner may not proceed with the plans as requested.

PRECEDENT

Decisions by the Architectural Control Committee are not considered precedent. Approval from the Architectural Control Committee for any plans or work does not imply automatic approval

² Master Declaration Sec. 6.10

for future or additional plans, even if submitted by the same or a different person. Each submission is evaluated independently, based on current design guidelines and the individual application.³

APPEALS PROCESS

If an application is denied, homeowners can address the design issues, revise their plans, and resubmit a new application to the architectural committee. Should they wish to dispute the committee's decision, a hearing can be requested before the Board of Directors, where they will have the opportunity to present their case for why it should have been approved.

If a homeowner requests an appellate hearing, the board will schedule the hearing within 30 days. If the homeowner is unable to attend the scheduled hearing, they may request another, which will be scheduled within another 10 days. Any additional requests for extensions must be agreed upon by all parties. At the hearing, the board of directors will review the facts of the case and make a final decision."⁴

VARIANCES

Variances to the community's rules may be granted by the Architectural Control Committee if, in their sole discretion, the variance won't negatively impact the quality of the development and is justified by unusual or aesthetic factors. Any granted variance must be documented in writing and approved by at least two voting members. Such a variance applies only to the specific case for which it was granted and does not set a precedent for future waivers or modifications to the community's rules.⁵

WORK TIMELINE

Once a project has been approved by the architectural committee, work must begin within six (6) months from the date of approval. The project must then be completed within three (3) months of its commencement. This policy ensures all property improvements in our community are executed promptly, preventing prolonged disruptions or inconvenience to residents. If any changes to the approved plans become necessary, an amended application must be submitted for review. If you decide to abandon your project after approval, please contact the community standards coordinator to withdraw your application.

IMPROVEMENTS WITHOUT APPROVAL

If a homeowner undertakes any improvements to their property without obtaining the necessary approval from the Architectural Control Committee (ACC), they may be held liable for the costs to alter or remove the improvement, especially if it affects neighboring properties or is in violation of the community's Covenants, Conditions, and Restrictions (CCRs). Additionally,

³ Master Declaration Sec. 6.12

⁴ Texas Property Code Sec. 209.007

⁵ Master Declaration Sec. 6.11

homeowners will also be held liable for any changes made in the Public Utility Easement (PUE) or beyond the established build lines (BL). Failure to comply with these guidelines may result in financial repercussions, including fines and legal fees.

GENERAL DESIGN PRINCIPLES

AESTHETIC HARMONY

The goal is to create a visually cohesive community where individual modifications or additions to properties blend seamlessly with the existing structures and landscapes. This principle ensures that any changes, whether they are renovations, new constructions, or landscaping projects, fit into the overall aesthetics of the community. Aesthetic harmony fosters a sense of unity and belonging among residents, while also contributing to the neighborhood's curb appeal.

MATERIAL QUALITY

High-quality materials are not just a recommendation but a requirement. The use of durable, aesthetically pleasing, and sustainable materials ensures that any modifications are not only visually appealing but also long-lasting. This contributes to the overall value of individual properties and the community as a whole. High-quality materials are also easier to maintain, which is beneficial for homeowners in the long run.

COLOR SCHEMES

The community often prescribes the use of neutral, earth-tone colors for exterior paint, trim, and other elements. These color schemes are chosen to complement the natural surroundings and to maintain a tranquil and sophisticated atmosphere. The use of neutral colors also allows for individual expression within a harmonious palette, ensuring that homes can have their unique touches without clashing with neighboring properties.

By adhering to these General Design Principles, homeowners contribute to a community that is not only aesthetically pleasing but also maintains a high standard of living, thereby enhancing the overall quality of life and potentially increasing property values.

RESIDENTIAL BUILDINGS

NEW CONSTRUCTION

New construction must be approved by the New Construction Committee and is not covered by this document.

USAGE

Residences may only be used for single-family residential use. No lot or improvement on a lot can be used for non-residential purposes like manufacturing or commercial activities.⁶ Owners may not further divide or subdivide their lots or property without prior written approval from the Architectural Control Committee.⁷

GARAGES

All residences must have an enclosed, attached garage with a capacity for a minimum of two and a maximum of three passenger vehicles.⁸ Garages cannot be enclosed, modified, or used in a way that reduces their original vehicle-parking capacity unless the Architectural Control Committee approves alternative enclosed parking arrangements.⁹

GARAGE DOORS

Design:	Garage doors should match the overall aesthetic of the home. Carriage House and Barn Door style doors are not permitted.
Materials:	Only metal, wood, or fiberglass garage doors are allowed. Composites and vinyl doors are specifically prohibited. Full tempered-glass garage doors are not permitted.
Colors:	Paint should match the color scheme of the residence's sides and trim. Wood should be stained to match other wooden features on the home. Only neutral, muted colors are permitted.
Windows:	A single row or column of windows is permitted. Faux windows are not permitted.
Hardware:	All hardware should be powder-coated metal, that is black or brown in color. Galvanized metal or plastic hardware is not allowed.

ROOFING

Color

Only neutral, earth-tone colors are allowed, regardless of roofing materials. Black, white, and green roofs are not permitted.

⁶ Master Declaration Sec. 4.1

⁷ Master Declaration Sec. 3.13

⁸ Master Declaration Sec. 3.4

⁹ Master Declaration Sec. 3.25

Materials

Asphalt Shingles:

The committee will only approve high-grade, quality materials that align with the community's exterior design and appearance. Roofing materials for residential structures must meet one of the following criteria: ¹⁰

1. Architectural asphalt composition shingles rated at least 215 pounds per square,
2. Standing seam metal roofing,
3. Composite shingles with a minimum 30-year warranty, or
4. Any materials approved in writing by the Architectural Control Committee.

Metal Roofing:

Metal roofing must meet the following requirements:

1. Installations must adhere to all applicable building codes at the time of installation or replacement.
2. Roofs must be standing seam type, made of at least 24-gauge steel, and either snap lock or double lock panel.
3. Screw-down panels or exposed fasteners are not allowed.
4. Roof color must be muted, unobtrusive, non-reflective, and blend with the community's architectural design.
5. Metallic, copper, white, silver, or excessively bright colors will not be approved by the Architectural Control Committee.
6. Corrugated metal or other corrugated materials, like those used on sheds or lean-tos, are not approved for the main body of the house or porch areas.
7. A sample color and panel design must be submitted to the Architectural Control Committee for approval before installation or replacement.

¹⁰ Amendment to Master Declaration Sec. 3.5

DOORS

Design:	Doors must be solid in design, with no painted patterns or that would detract from the overall aesthetic of the community.
Color:	Exterior doors should be painted in muted, neutral, or earth-tone colors. Neon and bright primary colors are not permitted.
Window Treatments:	The color of these treatments should be muted or neutral in color to maintain a uniform and harmonious appearance throughout the community.
Accoutrements:	No aluminum foil, reflective film, or similar treatments are allowed on glass doors. "Burglar bars" or similar security or decorative fixtures cannot be installed on the exterior of any doors. No signs, numerals, or writing can be placed on doors. ¹¹

WINDOWS

Design:	All windows on the home must be of the same architectural style and have similar features, including colors and grilles.
Window Treatments:	Windows visible from the street or other lots must have permanent interior treatments that are muted or neutral in color.
Accoutrements:	No reflective or metallic films are allowed. Exterior security or decorative bars are prohibited. No signs or writing can be placed on windows. ¹² Windows must have well-maintained screens affixed.
Window Units:	Window unit air conditioners are not allowed. ¹³

SETBACKS

The Architectural Control Committee or the Declarant will establish setback guidelines within the community.¹⁴ These guidelines will never be more restrictive than the setbacks listed on homeowners' plats. No improvements will be approved within 3 feet of a fence or property line. No structures will be permitted within the Public Utility Easement (PUE), as marked on the homeowner's plat.

¹¹ Master Declaration Sec. 3.28

¹² Master Declaration Sec. 3.28

¹³ Master Declaration Sec. 3.29

¹⁴ Master Declaration Sec. 4.2

DRAINAGE

Homeowners may not interfere with drainage within the community. If a drainage easement is detailed on the plat, a homeowner may not disturb vegetation within the drainage easement. No construction, whether temporary or permanent, is allowed in drainage easements without written approval from the Architectural Control Committee.¹⁵

ACCESSORY BUILDINGS AND STRUCTURES

All accessory buildings and structures must be approved by the ACC before beginning construction. The requirements and approval criteria vary depending on the type of structure being built. Below are the design guidelines for the most common buildings and structures in the community. If a homeowner wishes to construct a building or structure that does not fit into one of the following categories, the designs will be evaluated on a case-by-case basis until suitable design guidelines are established.

STORAGE SHED

Location/Orientation:	Must not be within 3 feet of any fence or property line. Must be oriented in line with the house.
Size:	Maximum footprint of 10' x 12'. Maximum height (ground to peak) of 9'.
Materials:	<p>All materials used must be wind and weather resistant. Only non-shiny materials may be used.</p> <p>Metal and vinyl are not permitted.</p> <p>Composites are allowed with limitations. They must be double-walled, heavy, high-density plastic or resin, and have a steel-reinforced frame.</p> <p>Wood and hardy board are permitted. They must match the look and architectural style of the non-masonry portions of the residence.</p>
Colors:	Building paint should match the color scheme of the residence's sides and trim.
Foundations:	<p>The preferred foundation is pier and beam, supported by masonry blocks to avoid ground contact. Flooring should be made of plywood or decking with a minimum thickness of 3/4 inch.</p> <p>Concrete foundations are permitted if they match the size of the</p>

¹⁵ Master Declaration Sec. 8.5

accessory building and drainage is not negatively affected on neighboring lots or common areas.

Roofs/Venting:

Barn-style roofs are not permitted.

Architectural/dimensional shingles must match the design, style, and color of the residence's roof, with a minimum 25-year rating. Standard/Classic roofing shingles typically do not meet these requirements.

If the residence uses a different roofing material (e.g., metal, slate, or solar), the shed may use the same material or shingles of the same color, provided they meet the above requirements.

Windows and Ridge Vents:

Windows and ridge vents are permitted. Turbine vents are not permitted.

Quantity:

Only one shed per residence is permitted.

Maintenance:

All improvements must always be in good condition, painted, and otherwise well-maintained. Any improvement that falls into disrepair must be repaired or removed from the property.

GREENHOUSE

Designs:

Gable, Gothic Arch, and Lean-To styles are allowed. Hoop houses are permitted only if they are under six (6) feet in height and are not visible from the street. Geodesic domes are not permitted.

Materials:

The greenhouse covering must be made of polycarbonate, acrylic, or glass. Sheet-plastic and fiberglass are not allowed. The structure must be constructed from wood or powder-coated metal. Galvanized metals are not permitted. The greenhouse must be built to withstand high winds.

Size:

Maximum footprint of 10' x 12'. Maximum height (ground to peak) of 8'.

Foundation:

The greenhouse must be secured to concrete piers or a concrete slab. The foundation must be robust enough to secure the greenhouse in high winds.

Maintenance:

Both the structure and the skin materials must be well-maintained. If the greenhouse falls into disrepair, it must be removed from the property.

Quantity: Only one greenhouse per residence is permitted.

GUEST HOUSE (ADU)

Accessory Dwelling Units (ADUs) are not permitted on the property. Residences are intended for single-family use only and may not be subdivided or converted into multi-family dwellings.¹⁶ Renting or leasing any portion of the property, other than the entire property, is not allowed for any duration.¹⁷ Accessory buildings may not be used for habitation or as a residence of any type.

POOL OR HOT TUB ENCLOSURE

Designs: The house must enclose at least one side of the structure. Only single-story enclosures are permitted. Roofs must be either gabled or mansard style. Domes are not permitted.

Color: The color of the structure must match or complement the colors of the house.

Structure Materials: The structure must be constructed from aluminum or powder-coated metal that will not rust. Galvanized metals are not permitted. The enclosure must be built to withstand high winds.

Skin Materials: The enclosure may be skinned in non-shiny fiberglass or aluminum mesh screen, polycarbonate panels, or clear tempered glass. Acrylic and vinyl are not permitted.

Size: The enclosure must not extend more than 5 feet beyond the pool decking on the side of the pool opposite the house, nor more than 5 feet beyond the pool decking on the ends of the pool perpendicular to the house. The roof's peak height cannot exceed 15' above the pool deck. No portion of the enclosure may be within 5 feet of a fence or property line.

Foundation: The enclosure must be secured to concrete piers or a concrete slab. The foundation must be robust enough to secure the enclosure in high winds.

Maintenance: Both the structure and the skin materials must be clean and well-maintained. If the enclosure falls into disrepair, it must be removed from the property.

¹⁶ Master Declaration Sec. 4.1

¹⁷ Amendment to Master Declaration Sec. 3.35

SAUNA

Location:	Must not be within 5 feet of any fence or property line.
Materials:	All materials used must be wind and weather resistant. Only non-shiny materials may be used. Hardware should be powder-coated metal. No galvanized materials are permitted.
Foundation:	Foundation must be a reinforced, poured concrete slab, rated for the necessary weight to support the sauna.
Size:	Maximum footprint of 10' x 12'. Maximum height (ground to peak) of 8'.

PERGOLA/ GAZEBO

Location:	Must not be within 5 feet of any fence or property line.
Size:	Maximum footprint of 10' x 12'. Maximum side height of 8'. Maximum peak height of 10'.
Materials:	<p>All materials used must be wind and weather resistant. Only non-shiny materials may be used.</p> <p>Cedar or "engineered" wood composite are allowed. Powder-coated aluminum is allowed.</p> <p>No galvanized materials are allowed. Hardware should be powder coated.</p>
Colors:	Paint should match the color scheme of the residence's sides and trim. Stain should be a neutral color, and must match the fence stain, if stained.
Foundations:	Must be secured to a concrete slab, or to concrete foundation piers.
Gazebo Roofs:	<p>Architectural/dimensional shingles must match the design, style, and color of the residence's roof, with a minimum 25-year rating. Standard/Classic roofing shingles typically do not meet these requirements.</p> <p>If the residence uses a different roofing material (e.g., metal, slate, or solar), the shed may use the same material or shingles of the same color, provided they meet the above requirements.</p>

Non-shiny metal roofs are permitted, but they must be neutral, non-reflective, earth tone in color. No galvanized materials are allowed. Transparent, corrugated, sheeting is permitted if it is non-shiny and wind/weather resistant.

Pergola Structure:	A pergola consists of vertical posts or columns supporting crossbeams and a sturdy open lattice. It may be freestanding or attached to the house.
Quantity:	Only one pergola or gazebo per residence is permitted.
Maintenance:	All improvements must always be in good condition, painted, and otherwise well-maintained. Any improvement that falls into disrepair must be repaired or removed from the property.

DETACHED GARAGE

Detached garages will be approved on a case-by-case basis, based on the size, shape, and configuration of existing structures on the lot. A total of three garage spots are allowed.¹⁸ If the main residence already has three garage spots, a detached garage will not be permitted. Carports are strictly prohibited.

Materials:	All detached garages must be 75% masonry construction. The roofing materials must match that of the house.
Design:	Must match the architectural style and color of the house.

OTHER ACCESSORY BUILDING TYPES

Including, but not limited to, art studios, home gyms, garden offices, pool houses, music or sound studios, observatories, workshops, etc. Accessory Dwelling Units (ADUs) are strictly prohibited.

Size:	The maximum size allowed for accessory buildings is 12' x 20', with a maximum peak of 12' tall.
Location:	Accessory buildings must be built within the setbacks. Variances will not be granted to place these structures closer to fences or the property lines.
Utilities:	Accessory buildings may have electricity, but plumbing is not permitted.

¹⁸ Master Declaration Sec. 3.4.

PATIOS/DECKS

Location:	Patios and decks may not be installed within five (5) feet of a fence or property line.
Base Materials:	<p>Concrete patios must be constructed of reinforced concrete rated for at least 3,000 PSI.</p> <p>Pavers should be laid onto a bed prepared from compacted ground, layered with gravel, and then sand to prevent shifting.</p> <p>Decks may be constructed from wood or “engineered” wood composites. The deck should be rated for a minimum of 50 psf (pounds/square foot).</p>
Patio Covers:	Roofs must meet the requirements described under the Pergola/Gazebo section of these Design Guidelines.

LANDSCAPING

GENERAL

Grass:	Grass areas must be established by sod. Seeding, sprigging, and hydromulching are prohibited. ¹⁹
Borders:	Borders must be constructed of materials that maintain their structure outdoors. Leaning or broken borders must be repaired or replaced. Stone or masonry borders must be secured with appropriate mortar.
Ground Cover:	Plant beds and tree wells should have a ground cover of mulch or rocks. This ground cover should always be free of weeds and grass. Irrigation lines should not be visible.
Trees And Shrubs:	Newly planted trees must be at least one (1) inch caliper, measured six (6) inches above grade, and a minimum of six (6) feet tall. All front yards must have a minimum of two (2) trees, unless an existing tree in the front yard is at least an eight (8) inch caliper, measured twelve (12) inches above grade. ²⁰

¹⁹ Master Declaration Sec. 3.10

²⁰ Tree Policy

Mature trees should be pruned to six (6) feet above ground level, eight (8) feet above sidewalks, and fifteen (15) feet above streets. Dead limbs should be removed.

Shrubs should be neatly pruned. Shrubs should not encroach upon sidewalks or obscure address markers. Dead portions of shrubs should be removed.

Water Features: Ponds are not allowed in front or side yards.

Utility Boxes/PUE: Public Utility Easements (PUE), including areas around utility boxes, are the homeowners' responsibility to maintain. These areas may be planted and landscaped, but the homeowner will be responsible for repairs and restoration if the area is disturbed during utility work.

Maintenance: Each homeowner is responsible for maintaining all landscaping on their property, including any greenbelt areas that are part of their lot or adjacent to public roads. This includes keeping plants cultivated, pruned, and mowed, as well as free from trash and unsightly materials.²¹

Artificial Plants: Artificial plants are not permitted in front or side yards.

SIGHT DISTANCES

Nothing may obstruct the sight lines between two (2) feet and six (6) feet above ground level within twenty-five (25) feet of an intersection for a corner lot, or within ten (10) feet of an intersection for any other lot.

IRRIGATION

Irrigation systems must be professionally installed by a licensed installer and should not create standing water or affect neighboring properties' drainage. All irrigation lines must be buried. Exposed irrigation lines are not permitted.

ARTIFICIAL TURF

Material: Artificial turf must be of high quality, closely resembling natural grass in color, texture, and density. It should be UV-resistant to prevent fading and should have proper drainage capabilities.

²¹ Master Declaration Sec. 3.30

Color:	The color of the artificial turf should closely mimic that of natural grass and should not include unnatural shades of green or other colors.
Pile Height:	The pile height should range between 1.25 and 2 inches to closely resemble a natural lawn.
Infill:	Use of non-toxic and eco-friendly infill materials like ceramic-coated sand or rubber is encouraged to provide stability and resilience.
Installation:	Installation must be performed in a professional manner, ensuring proper ground preparation, weed prevention, and secure edging. Seams should be invisible, and the turf should lay flat against the ground without any wrinkles or air pockets.
Location:	Artificial turf may not be mixed with natural grass in an area. If installed in a front yard, any area that is not a part of a tree well, plant bed, or rock bed must be artificial turf. If used as a part of a larger xeriscape, at least 25% of the front yard must consist of artificial turf.
Maintenance:	<p>Though low maintenance, the artificial turf should be regularly cleaned and brushed/raked to maintain its appearance and functionality. Leaves and other yard waste should be removed.</p> <p>Damages sections should be professionally repaired or replaced. Faded turf should be replaced in its entirety. Homeowners are responsible any damage caused by utility work in the Public Utility Easement (PUE).</p>

XERISCAPING

Plant Selection:	Plans should include drought-tolerant and native plants that require minimal water and maintenance. The plant palette should complement the overall aesthetic of the community.
Turf Requirement:	At least 25% of front yards must be covered with either natural grass sod or high-quality artificial turf that meets the community's design guidelines for artificial turf.
Irrigation:	Drip irrigation systems or soaker hoses are recommended for efficient water use. Overhead sprinklers should be avoided where possible.

Mulch:	Use organic or inorganic mulch around plants to retain moisture, regulate soil temperature, and reduce weed growth.
Hardscape:	Incorporate permeable hardscape materials like gravel, decomposed granite, or permeable pavers to allow for water infiltration.
Maintenance:	Regular maintenance is required to ensure the xeriscaped area remains weed-free and aesthetically pleasing. Dead or diseased plants should be promptly replaced.

DRAINAGE

Landscaping projects must not negatively affect drainage on the homeowner's property, neighboring properties, or common areas. Homeowners are responsible for any alterations to the natural flow of water from their property. If drainage is impacted, homeowners must correct the situation immediately.

EXTERIOR MODIFICATIONS

PAINT AND TRIM

Materials:	Non-masonry portions of residences must be wood or hardy board. Vinyl siding is not permitted.
Colors:	Only neutral, earth-tone colors are allowed. Specific colors must be submitted to the ACC with applications for approval.
Styles:	Trim should blend seamlessly into the overall architectural style of the residence.

AWNINGS AND SHUTTERS

Materials:	Awnings may be wood, non-shiny, powder-coated metal, or weather-resistant cloth. Shutters may be wood, full-thickness poly, or a non-shiny, powder-coated metal. Vinyl awnings and shutters are not allowed.
Colors:	Only neutral, earth-tone colors are allowed. Specific colors must be submitted to the ACC with applications for approval. Stained wood should match other wood stains used.
Styles:	Awnings and shutters should blend seamlessly into the overall architectural style of the residence.

EXTERIOR LIGHTING

Structural Lights:	Structural lighting elements, such as soffit lights, must be professionally and permanently installed. Adhesive tapes are not considered a permanent installation.
Security Lights:	Security lighting is permitted but must be designed and positioned in a way that prevents glare or nuisance on neighboring properties.
Landscape Lights:	Landscape lights should be directed downward to minimize glare. These should be subtle and intended to highlight landscape features without causing light pollution. Trees may not be wrapped in lights for more than a 30-day period.
Café-Style String Lights:	Café-style string lights are permitted on front porches, provided that the cables are concealed. However, they may not be strung around soffits or hung from trees. Café-style string lights are allowed in backyards without approval but must not create glare or become a nuisance to neighboring properties.
Cables/Wiring:	All wires and cables for any exterior lighting must be properly concealed. Exposed wires and cables are not permitted. ²² Soffit lights must be either recessed or contained within color-matched powder-coated aluminum channels that are purpose-made by the manufacturer to ensure a uniform appearance. Generic channels or conduits are not permitted.
Holiday Lights:	Holiday lights may not be left up year-round. Trees may not be wrapped in lights for more than a 30-day period.

The following holidays are approved with these dates. Other holidays may be approved on a case-by-case basis.

Christmas:	Thanksgiving – Jan 10 th
Diwali:	1 st Day of Kartika – 25 th Day of Kartika
Halloween:	Oct 1 st – Nov 10 th
Hanukkah:	15 th Day of Kislev – 14 th Day of Tevet

²² Master Declaration Sec. 3.19

Independence Day (USA):	Jun 14 th – July 14 th
Lunar New Year:	15 th Day of La Yue – 25 th Day of Zheng Yue
New Year's Day:	Dec 1 st – Jan 10 th
Ramadan and Eid al-Fitr:	15 th Day of Sha'ban – 10 th Day of Shawwal

POWER GENERATION

SOLAR PANELS

Array Placement:	Solar arrays may only be installed on the roofs of the residence, the roofs of other accessory buildings on the homeowner's property, or on ground mounts inside a fenced yard or patio. If roof-mounted, no portion may be taller than the roofline. If ground-mounted, no portion may be taller than the fence. ²³
Panel Placement:	Panels should not be mounted facing the front of the residence. However, front-facing panels will be permitted if it increases the estimated annual energy production of the device by more than 10%.
Hardware:	The visible components of solar installations, such as frames, support brackets, and piping or wiring, must be in commonly available silver, black, or bronze tones.
Other Equipment:	Other associated equipment, including but not limited to batteries, Powerwalls, and meters, may only be installed in view if they seamlessly integrate with the architectural design of the building. ²⁴ Equipment is not allowed on the front face of residences.

SOLAR ROOFS

Design:	The solar roof tiles must closely resemble traditional roofing materials like asphalt shingles or slate. The color should harmonize with the existing color scheme of the home. The solar roof should be integrated seamlessly into the existing structure.
---------	---

²³ Solar Energy Device Installation Policy

²⁴ Master Declaration Sec. 3.37

There should be no protruding elements, and the surface should be flush with the existing roofline.

Hardware: All electrical components, including wiring and conduits, must be concealed within the roofing structure for a uniform appearance.

Other Equipment: Other associated equipment, including but not limited to batteries, Powerwalls, and meters, may only be installed in view if they seamlessly integrate with the architectural design of the building.²⁵ Equipment is not allowed on the front face of residences.

Maintenance: The solar roof must be maintained in good condition. Any damaged solar tiles must be replaced promptly to maintain the aesthetic and functional integrity of the roof.

EMERGENCY STANDBY GENERATORS

Location: Generators may not be installed in any front yard.²⁶

Screening: Generators, and any associated accessories and components, must be screened from public view as outlined under the Screening section of these Design Guidelines.

Usage: Standby electric generators should only be used as a backup power source when utility-generated electrical power is unavailable or inconsistent. Emergency standby generators may not be used in cases where the outage is due to nonpayment for utility services. They should not be used to provide the primary or substantial source of electricity to a residence under normal conditions.

Testing: Standby electric generators shall be tested only between the hours of 9:00a.m. and 6:00p.m.

Maintenance: Generators, and any associated accessories and components, must be properly maintained. If a standby electric generator or any of its components, including electrical and fuel lines, becomes deteriorated or unsafe, it must be repaired, replaced, or removed.

²⁵ Master Declaration Sec. 3.37

²⁶ Standby Electric Generator Policy

WIND

Windmills and wind generators are not allowed on any lot.²⁷

FLAGPOLES

Height:	The maximum flagpole height permitted is twenty (20) feet. Only one flagpole is allowed.
Flag Size:	The maximum flag size is five (5) feet by eight (8) feet. A maximum of two flags may be flown from a pole.
Flags:	Only the flags of the United States, the State of Texas, any Texas governmental subdivision, and any branch of the U.S. armed forces are permitted to be displayed. ²⁸
Home Attached:	Smaller flags with a maximum size of three (3) feet by five (5) feet may be attached to house-attached poles with a maximum length of six (6) feet without ACC approval. Each residence is limited to two poles of this type.
Noise:	Flagpoles must be equipped with devices or mechanisms that prevent the flag's hardware, such as halyards, clips, or rings, from creating noise when they come into contact with the pole. Noise from hardware striking the pole should not be heard more than twenty-five (25) feet away. ²⁹
Maintenance:	Flags and flagpoles must be maintained. Flagpoles must be repaired or painted as needed. Worn or tattered flags should be replaced.

FENCING AND WALLS

WOOD/PRIVACY

Materials:	Only four (4) inch or six (6) inch cedar slats may be used.
Height:	All fences must be a minimum of four (4) feet, and a maximum of six (6) feet. ³⁰

²⁷ Master Declaration Sec. 3.37

²⁸ Flag Display Policy

²⁹ Flag Display Policy

³⁰ Amendment to Master Declaration Sec. 3.6

Placement:	Fences must start within twenty-five (25) feet of the front of the home. Backyard fences must enclose all air conditioning units. ³¹
Stain:	Fences may be stained or unstained. Stain colors should be neutral, earth tones that match the design aesthetic of the community. Specific stain colors should be included with ACC applications.
Style:	Vertical or horizontal slats are permitted. Slats must be evenly and narrowly spaced. All hardware should be powder coated. No galvanized hardware is allowed.
Accoutrements:	Caps, crowns, trellises, or other decorative items attached to fences should be included in the ACC application. With neighbor approval, a trellis may be installed up to twenty-four (24) inches above a six (6) foot fence, for a maximum overall height of eight (8) feet.
Maintenance:	Fences should not sway or lean more than five (5) degrees out of vertical. ³² Gates should function properly. All broken, warped, or missing slats should be replaced, and the new parts should be stained to match the existing fence for a uniform appearance.

WROUGHT IRON

Materials:	Fences adjoining water features, retention ponds, or greenbelts must be made of wrought iron. ³³ Sections of Park at Blackhawk initially built with privacy fences facing greenbelts are grandfathered and may keep privacy fences. Developer installed wrought iron fences in the Ridge are facing future water features or greenbelts and must be wrought iron.
Height:	All fences must be a minimum of four (4) feet, and a maximum of six (6) feet. ³⁴
Placement:	Fences must start within twenty-five (25) feet of the front of the home. Backyard fences must enclose all air conditioning units. ³⁵
Color:	All wrought iron fences must be black.

³¹ Amendment to Master Declaration Sec. 3.6

³² Amendment to Master Declaration Sec. 3.6

³³ Amendment to Master Declaration Sec. 3.6

³⁴ Amendment to Master Declaration Sec. 3.6

³⁵ Amendment to Master Declaration Sec. 3.6

Style:	Wrought iron fences should match the style of the existing wrought iron fences throughout the community.
Accoutrements:	Caps, crowns, or other decorative items attached to fences should be included in the ACC application.
Maintenance:	Fences should not sway or lean more than five (5) degrees out of vertical. ³⁶ Gates should function properly. Rusted or broken sections of fence should be replaced, and the new parts should be painted to match the existing fence for a uniform appearance.

STANDALONE SCREENS/TRELLISES

Materials:	All materials used must be wind and weather resistant. Only non-shiny materials may be used. No galvanized materials are allowed. Hardware should be powder coated. Cedar or “engineered” wood composite are allowed. Metal may only be used for the framing and hardware. Vinyl is not permitted.
Base/Foundation:	Screening structures must be secured to the ground with concrete footings or secured to a concrete slab.
Colors:	Paint should match the color scheme of the residence's sides and trim. Stain should be a neutral color, and must match the fence stain, if stained.
Height:	The maximum height allowed is eight (8) feet.
Placement:	Screens and trellises must be at least three (3) feet from any fence or property line on all sides.
Maintenance:	All improvements must always be in good condition, painted, and otherwise well-maintained. Any improvement that falls into disrepair must be repaired or removed from the property.

FRONT YARDS

For fences in front yards, see Fences under the Security Devices section of these Design Guidelines.

³⁶ Amendment to Master Declaration Sec. 3.6

FENCECRETE WALLS

Fencecrete walls are owned by the Water Improvement Districts and maintained by the Association. Homeowners may not alter or modify the Fencecrete walls in any way. Nothing may be attached or placed on the Fencecrete walls. Fencecrete walls may not be crossed for ingress or egress for any reason. Homeowners will be responsible for the cost to repair or replace any portion of the Fencecrete walls damaged by residents or their guests.

DRIVEWAYS AND WALKWAYS

Location: Driveways and walkways may not be installed within five (5) feet of a fence or property line. Driveway expansions may only extend towards the side yard, not in front of the house.

Material: Driveways must be constructed from concrete, which must be reinforced and a minimum of six (6) inches thick, with the permit-required expansion joints.³⁷

Pavers may be used in walkways alongside driveways and other walkways with approval. Pavers should be laid onto a bed prepared from compacted ground, layered with gravel, and then sand to prevent shifting.

Design: Stamped, stained, or epoxy coated concrete driveways are permitted in neutral, muted colors that are approved by the architectural committee.

Maintenance: Concrete expansion joints must be kept functional and clear of grass, weeds, or other debris. Cracks or breaks must be repaired. Sunken sections should be professionally leveled or replaced. Concrete should be free of spills and other stains.

Rock or sand beds must have a tidy appearance and be clear of all weeds and grass. Pavers, flagstone, and other path materials must be clean and well-maintained.

Drainage: Driveways and walkways, regardless of materials, may never negatively affect drainage on the homeowner's property or neighboring properties. Driveways must have a minimum of two (2) percent slope towards the right-of-way to facilitate water runoff.

³⁷ City of Austin Type II Driveway Standards (Required by Travis County)

Expansion: The maximum width allowed for a driveway is thirty-six (36) feet. Driveways that are wider than the driveway approach, which is typically twenty-five (25) feet, should taper to meet the approach over at least ten (10) feet.

R.O.W. Access: Cutting into the curb to widen driveway approach requires an approved permit from the County, submitted along with the ACC application. The County will approve or deny these permit applications based on their criteria, including but not limited to the specific location on the street, proximity to other driveways and curb inlets, grade of the street and the driveway, and the shape of the parcel itself. The association is unable to provide assistance with these permits.³⁸

FRONT PATIOS

Materials: Concrete patios must be constructed of reinforced concrete rated for at least 3,000 PSI.

Pavers should be laid onto a bed prepared from compacted ground, layered with gravel, and then sand to prevent shifting.

Tiles must be rated for outdoor use. Only neutral or muted colors will be allowed.

Finishes: Concrete patios may be acid stained or painted with a UV-resistant epoxy-based paint.

Colors: The color of all materials used must be neutral earth tones that blend with the aesthetic style of the community. Bright, shiny, or reflective colors are not permitted.

Rails: Front patios may have a wrought iron or decorative wooden rail for safety. Wood must be stained to match other wood accents on the house. The maximum height for rails is forty-two (42) inches.

Maintenance: All patio surfaces and rails must be maintained. Chipped or peeling paint must be refinished. Broken pavers or tiles must be replaced. Broken, cracked, or pitted concrete must be resurfaced.

³⁸ <https://www.traviscountytexas.gov/tnr/development-services/apply-for-a-permit/residential-driveway-permit>

POOLS

Types:	Only professionally installed, in-ground pools are allowed. Above-ground pools are strictly prohibited. ³⁹
Location:	Pools may not be within five (5) feet of any fence or property line. The pool's deck may not be within three (3) feet of any fence or property line.
Installation Access:	Ingress and egress for equipment and materials must be detailed on the survey submitted with the application. If any portion of a neighbor's property is required for ingress or egress, a signed Property Access Agreement must be submitted. Use of association or water district property is never permitted. Fencecrete walls may not be altered or modified in any way.
Pool Equipment:	Pool equipment location must be detailed on the survey submitted with the application. It must be located behind the backyard fence, or the application must include appropriate screening that meets the requirements detailed in the Screening section of these Design Guidelines.

HOT TUBS AND SWIM SPAS

Locations:	Hot tubs and swim spas may not be within five (5) feet of any fence or property line.
Foundations:	Foundations must be a reinforced, poured concrete slab, at least four (4) inches thick. This foundation may not negatively affect drainage on the property or on neighboring properties.

SPORTS COURTS AND EQUIPMENT

Types:	Any sports equipment that is visible from the street or neighboring properties, when viewed from the first floor, require ACC approval. All sports courts, visible or not, require ACC approval.
Locations:	No sports equipment or courts will be allowed within five (5) feet of a fence or property line, nor within the public utility easement (PUE).

³⁹ Amendment to Master Declaration Sec. 3.9

Drainage:	Sports equipment and associated flatwork may not interfere with the natural drainage on the property or affect drainage on neighboring properties.
Lighting:	Sports court lighting may not create glare or cause nuisance lighting to spill onto neighboring properties.
Front Yards:	Portable basketball goals are permitted outside the fenced backyard if they are moveable, used only on driveways or sidewalks, and stored out of view or near the garage when not in active use. ⁴⁰ Basketball goals may not be left in streets or easements. No other sports equipment may be left in view when not in use.
Maintenance:	Poles and equipment frames must be painted as needed to maintain an attractive appearance. Nets and other soft surfaces must be replaced when they show signs of degradation, such as fraying, discoloration, or tearing. Equipment that falls into disrepair must be removed.

PLAYSCAPES AND TRAMPOLINES

Location:	Playscapes and trampolines may not be placed within five (5) feet of property or fence line. For playscapes featuring swings, the distance to the fence parallel to the swings should be at least double the height of the top bar from which the swing is hung. ⁴¹
Size:	The maximum height allowed for playscapes is fifteen (15) feet.
Materials:	Only wood and powder-coated materials may be used. No galvanized metal materials or hardware is allowed.
Maintenance:	Playscapes and trampolines must be well-maintained. Hard surfaces must be stained or painted as needed to maintain an attractive appearance. Cloth, netting, trampoline platforms, and other soft surfaces must be replaced when they show signs of degradation, such as fraying, discoloration, or tearing.
Trampolines:	Trampolines do not require approval from the Architectural Control Committee. While homeowners may install them without prior approval, they must adhere to the guidelines specified in this section.

⁴⁰ Amendment to Master Declaration Sec. 3.9

⁴¹ U.S. Consumer Product Safety Commission

SCREENING

Unsightly items must be screened from public view. This includes, but is not limited to, trash and recycling bins, pool or spa pump equipment, ductless air conditioner units, emergency standby generators, firewood, or any other article deemed unsightly by the Architectural Control Committee.⁴²

Location:	Screening structures may not be installed within five (5) feet of a neighboring property line. Screening structures are typically situated directly against the house.
Size:	Maximum height of 6'. Screening should enclose at least three (3) sides. If directly against the house, the house will be considered one side.
Base/Foundation:	Screening structures must be secured to the ground with concrete footings or secured to a concrete slab.
Materials:	<p>All materials used must be wind and weather resistant. Only non-shiny materials may be used. No galvanized materials are allowed. Hardware should be powder coated.</p> <p>Cedar or “engineered” wood composite are allowed. Metal and vinyl are not allowed.</p>
Colors:	Paint should match the color scheme of the residence's sides and trim. Stain should be a neutral color, and must match the fence stain, if stained.

SECURITY DEVICES

Cameras:	Homeowners may install security cameras only on their own property. ⁴³ Cameras are not permitted in common areas or to be attached to light or utility poles. All wires or cables for the cameras must be properly concealed; exposed wires or cables are not allowed. ⁴⁴
Security Lights:	Security lighting is permitted but must be designed and positioned in a way that prevents glare or nuisance lighting on neighboring properties.

⁴² Master Declaration 3.24

⁴³ Texas Property Code Sec. 202.023(c)(1)

⁴⁴ Master Declaration Sec. 3.19

- Fences:** Fences that enclose backyards are covered in the "Fences and Walls" section of this document. Homeowners are allowed to install a perimeter fence around their front yard as a security measure, with restrictions.⁴⁵ Such fences may only be constructed of wrought iron and have a maximum height of three (3) feet. Perimeter fences may not be installed in public utility easements (PUE) or across sidewalks.
- Bars:** No burglar bars, steel or wrought iron bars, or similar fixtures are allowed on the exterior of windows or doors for any purpose, including decoration or security.⁴⁶

Misc.

RAINWATER COLLECTION

- Materials:** Rainwater collection barrels, and any associated plumbing or accessories must be purpose made for rainwater collection. Trash cans or industrial barrels are not permitted for rainwater collection.
- Location:** Rainwater collection barrels must be located within a fenced backyard or patio. They are not permitted in front yards.⁴⁷
- Screening:** Rainwater collection barrels, and any associated plumbing or accessories, must be screened from view with screening that meets the requirements detailed in the Screening section of these Design Guidelines.

ANTENNAE

- Types:** No exterior antennas, satellite dishes, or other telecommunication signal-receiving devices may be installed without prior approval from the Architectural Control Committee.⁴⁸
- Locations:** Devices may not be installed on the front on homes.
- Cabling:** No wires or cables should be visible. All wires and cables should be run through appropriate conduit.

⁴⁵ Texas Property Code Sec. 202.023(c)(2)

⁴⁶ Master Declaration Sec. 3.28

⁴⁷ Rainwater Harvesting Policy

⁴⁸ Master Declaration Sec. 3.12

LIGHTNING RODS

Size:	With ACC approval, the maximum length allowed for lightning rods is twelve (12) inches.
Conductors:	The conductors/cables must be run on the non-street-facing side of the rooflines, to the maximum extent possible. A diagram or satellite image, marked to show the cable locations, must be provided prior to approval.
Installation:	Lightning rods must be professionally installed, with permits granted by the respective county.

CONFLICTS AND VARIANCES

CONFLICTS WITH CCRs

The Architectural Control Committee has the authority to adopt these guidelines for the community as long as they do not conflict with the CCRs.⁴⁹ If there is a conflict between this document and the CCRs, the CCRs will take precedence.

VARIANCES

The Architectural Control Committee has the discretion to grant variances from the community's rules if it believes the variance won't negatively impact the property's quality and is justified by unique or aesthetic factors. Any granted variance must be documented in writing and approved by at least two voting members. Such a variance applies only to the specific instance and property in question and does not set a precedent for future waivers or modifications.⁵⁰

⁴⁹ Master Declaration Sec. 6.7

⁵⁰ Master Declaration Sec. 6.11

REFERENCES

- Blackhawk HOA. n.d. *Blackhawk HOA Website*. <https://parklakesidehoa.com>.
- Park and Blackhawk and Lakeside. 2008. *Declaration of Covenants, Conditions, and Restrictions for Blackhawk Commercial Areas*. Pflugerville, TX.
- Park at Blackhawk and Lakeside. 2021. *Amendment to Master Declaration of Covenants, Conditions, Restrictions*. Pflugerville, TX.
- . 2020. *Amendment to Master Declaration of Covenants, Conditions, Restrictions*. Pflugerville, TX.
- . 2023. *Certified Resolution of the Board of Directors of Park at Blackhawk and Lakeside Homeowners' Association, Inc. Adoption of Tree Policy*. Pflugerville, TX.
- . 2002. *Master Declaration of Covenants, Conditions, Restrictions*. Pflugerville, Texas.
- . 2011. *Resolution Adopting a Solar Energy Device Installation Policy*. Pflugerville, TX.
- . 2011. *Resolution Adopting Flag Display Policy*. Pflugerville.
- . 2011. *Resolution Adopting Rainwater Harvesting Policy*. Pflugerville, TX.
- . 2021. *Resolution Adopting Standby Electric Generator Policy*. Pflugerville, TX.
- . 2023. *Resolution Adoption of Tree Policy*. Pflugerville, TX.
- Texas Property Code. n.d. "Title 11. Restrictive Covenants." *Chapter 209. Texas Residential Property Owners Protection Act*. <https://statutes.capitol.texas.gov/SOTWDocs/PR/htm/PR.209.htm>.
- . n.d. "Title 11. Restrictive Covenants." *Chapter 202. Construction and Enforcement of Restrictive Covenants*. <https://statutes.capitol.texas.gov/Docs/PR/htm/PR.202.htm>.
- U.S. Consumer Product Safety Commission. 2005. "Outdoor Home Playground Safety Handbook." *U.S. Consumer Product Safety Commission*. <https://www.cpsc.gov/s3fs-public/324.pdf>.

APPENDICES

APPLICATION FORMS

ACC APPLICATION

VARIANCE APPLICATION

OTHER FORMS

PROPERTY ACCESS AGREEMENT

NEIGHBOR APPROVAL AGREEMENT

PUE ACKNOWLEDGEMENT

PLAT AND SURVEY EXAMPLES

SHED

POOL

SOLAR

IRRIGATION



BLACKHAWK

PARK • LAKESIDE • RETREAT

ACC APPLICATION

Application for Improvements to Homeowner Property

To ensure property values are protected, the rules of the association require that any property owner planning to make improvements must first submit their plans to the Architectural Control Committee.

When submitting your improvement plans, you must include:

1. A completed ACC Application
2. Detailed building plans, list of materials, and their specifications
3. A plat/survey of your property showing the proposed improvement location and access routes for ingress and egress of construction equipment and materials. **Mark the size of the improvement and distances from the fences/property lines.** (Cosmetic projects, such as painting and staining, do not require a plat/survey.)

Owner Name: _____ Email: _____
Home Address: _____ Phone: _____

Description of Improvement: _____
Company/Person Doing Work: _____
Construction Start Date: _____ Completion Date: _____
Location of Improvements: _____
Materials to be used, include specific colors: _____

I understand that the Architectural Control Committee will respond to my request within 30 days and will inform me about their decision in writing. I agree not to start any improvements without their written approval. I am aware that all construction should comply with city/county codes. The committee's approvals are meant to work with these codes, not to replace them. I agree to obtain building permits if required by city/county codes.

The undersigned has read and will comply with the above statement.

Signatures: _____ Date: _____

Not providing the required documents (above items 1, 2, and 3) before starting construction could lead to your improvement request being rejected. If changes are made without approval, the Committee can require you to remove them. Return these documents to the onsite Community Standards Coordinator or email to BlackhawkCompliance@goodwintx.com.



BLACKHAWK
PARK • LAKESIDE • RETREAT

VARIANCE APPLICATION

Application for a Variance from the established Design Guidelines

To ensure property values are protected, the association maintains strict Design Guidelines. Requests to deviate from those Design Guidelines may only be approved by the Architectural Control Committee. Use this form to describe your request and the justification for the variance.

When submitting your variance request, you must include:

1. A completed Variance Application
2. Detailed plans, including photos if any work has already been completed.
3. A plat/survey of your property showing the proposed improvement location and access routes for ingress and egress of construction equipment and materials. **Mark the distances from the fences/property lines.**

Owner Name: _____ Email: _____
Home Address: _____ Phone: _____

Describe your request for variance from the Design Guidelines. Include details like size, shape, location, what's nearby, and why it doesn't follow our Design Guidelines: _____

Describe the justification for this variance request: _____

Enclosed are sketches or exhibits outlining the work we are requesting, along with the materials to be used (if relevant). I acknowledge that the City may require building permits for these modifications. I understand that I will be responsible for any associated costs, acquiring the permits, and coordinating subsequent inspections. I understand and agree that any variance request presented in the attached plans must be approved in advance by the Architectural Control Committee. I also understand that, if approved, this variance would not set a precedent for future approvals of similar improvements.

The undersigned has read and will comply with the above statement.

Signatures: _____ Date: _____

GOODWIN
& COMPANY

Rev 2311



BLACKHAWK
PARK • LAKESIDE • RETREAT

NEIGHBOR APPROVAL AGREEMENT

Approval of Improvement that May Affect Neighboring Properties

This agreement must be submitted with an ACC Application if requested by the Architectural Control Committee. Submit a separate agreement for each neighbor affected by the proposed improvement.

Applicant Name(s): _____ Phone: _____

Home Address: _____

Owner Name(s): _____ Phone: _____

Home Address: _____

Description of Improvement: _____

How Improvement Affects Property: _____

Construction Start Date: _____ Completion Date: _____

*The undersigned **applicant** agrees to be solely responsible for all aspects of the specified improvement project. Any future disputes related to this project will be resolved exclusively between the involved homeowners. By signing, all parties acknowledge and accept these terms.*

The undersigned has read and agrees with the above statement.

Signatures: _____ Date: _____

Signatures: _____ Date: _____

*The undersigned **property owner** acknowledges that they understand the nature and extent of the improvement project carried out by the applicant. The property owner is aware of the potential impact on their property and agrees that any future disputes related to the project shall be resolved solely between the property owner and the applicant.*

The undersigned has read and will comply with the above statement.

Signatures: _____ Date: _____

Signatures: _____ Date: _____

**GOODWIN
& COMPANY**

Rev 2311



BLACKHAWK
PARK • LAKESIDE • RETREAT

PROPERTY ACCESS AGREEMENT

Agreement to Use a Neighbor's Property for Construction Ingress/Egress

Applicant Name(s): _____ Phone: _____

Home Address: _____

Owner Name(s): _____ Phone: _____

Home Address: _____

Description of Improvement: _____

Company/Person Doing Work: _____

Construction Start Date: _____ Completion Date: _____

*The undersigned **applicant** hereby assumes all responsibility for any damage incurred during the normal construction of the improvement project listed above to both my own and my neighbor's property. I understand that both properties must be restored after construction. This will include reestablishing sod in damaged areas of the lawn. I understand that neither seeding nor sprigging are permitted.*

The undersigned has read and will comply with the above statement.

Signatures: _____ Date: _____

Signatures: _____ Date: _____

*The undersigned **property owner** hereby grants the company or person listed above permission to access their property via mine during the construction of the improvement project mentioned above. I understand that my neighbor, the applicant, will assume all responsibility for any damage incurred to my property during the normal course of the project's construction.*

The undersigned has read and will comply with the above statement.

Signatures: _____ Date: _____

Signatures: _____ Date: _____

**GOODWIN
& COMPANY**

Rev 2311



PUE ACKNOWLEDGEMENT

Public Utility Easement Acknowledgement

A Public Utility Easement (PUE) is a legal allowance that grants utility companies the right to access certain parts of private property to install, repair, maintain, or upgrade utility lines and equipment, such as electricity, water, sewage, and gas lines. Building something that ends up within a PUE can lead to several risks for the homeowner. This form is an acknowledgement of those risks.

Owner Name: _____ **Email:** _____
Home Address: _____ **Phone:** _____
Description of Improvement: _____

Some of the risks of installing or constructing within a PUE include, but are not limited to:

1. **Removal or Relocation:** Utility companies may require you to remove or relocate any structures or improvements that interfere with their access or operations within the easement area. This can be costly and is typically at the property owner's expense.
2. **Legal Action:** If the property owner refuses to comply with the removal or relocation requests, the utility company may take legal action. This could result in a court order forcing the removal of the obstruction and potentially covering legal fees and damages.
3. **Access for Maintenance and Emergencies:** Even if the structure remains, utility companies retain the right to access their easements. This might mean they can, without notice, enter your property to perform necessary maintenance or emergency repairs, potentially causing damage to anything built in the easement area.
4. **Fines and Penalties:** Local governments or regulatory agencies might impose fines and penalties for violations related to building within a PUE without proper permits or authorization. ACC approval does not supersede government requirements. Check with the appropriate agencies to ensure you are authorized to build within a PUE.
5. **Difficulty in Selling Property:** Building within a PUE can also complicate selling your property. Prospective buyers may be deterred by the potential for future disputes with utility companies or the cost of removing or modifying unauthorized structures.

(Please sign the acknowledgement on the following page.)



As a homeowner within the Park at Blackhawk and Lakeside community, I hereby acknowledge and agree to the following conditions regarding the proposal to construct, install, or erect an improvement within the boundaries of a Public Utility Easement (PUE) on the above-referenced property:

1. **Acknowledgment of Risks:** I understand that building within the PUE poses various risks, including but not limited to the removal or relocation of the structure at my expense, potential legal actions, and the necessity for utility companies to access their infrastructure for maintenance or emergency purposes, which may result in damage to the improvement.
2. **Responsibility for Costs:** I accept full responsibility for all costs associated with compliance requests from utility companies or governmental agencies, including, but not limited to, removal, relocation, or modification of any structures or improvements erected within the PUE.
3. **Indemnification of the HOA and ACC:** I agree to indemnify and hold harmless the Park at Blackhawk and Lakeside, its Architectural Control Committee (ACC), board members, officers, agents, and employees from any and all claims, damages, losses, liabilities, expenses, or costs (including attorney's fees) arising out of or in connection with the construction, installation, or presence of structures or improvements within the PUE.
4. **Compliance with Laws and Regulations:** I shall ensure that all improvements comply with local, state, and federal laws, ordinances, and regulations, including obtaining all necessary permits and approvals before commencing construction.
5. **No HOA or ACC Responsibility:** I acknowledge that the Park at Blackhawk and Lakeside and its ACC are not responsible for reviewing the legality or advisability of constructing improvements within the PUE. The decision to proceed is based solely on my judgment and acceptance of the risks involved.

By signing below, I affirm that I have read, understand, and agree to all terms and conditions outlined in this acknowledgment form.

Signature: _____

Date: _____

If you have questions or concerns regarding the architectural approval process or public utility easements, please contact the Community Standards Coordinator by email at BlackhawkCompliance@goodwintx.com.

NOTE:

1) All easements of which I have knowledge and those furnished by Independence Title Company and Fidelity National Title Insurance Company, in Title Commitment GF No. 1807602-RRK, that DO AFFECT the subject property are shown hereon.

2) Building setback lines, restrictive covenants and easement rights recorded in Document No. 201800057 & 2018086740, Official Public Records, Travis County, Texas; also, Volume 10837 / Pg. 705 and Vol. 12940 / Pg. 507, of the Real Property Records, Travis County, Texas; and Document No. 2000005082, 2002010202, 2002132073, 2003156810, 2006034399, 2006041331, 2006041332, 2007122316, 2007185848, 2007189447, 2007205846, 2009137907, 2011043432, 2011109571, 2012008161, 2012081425, 2012147857, 2012149085, 2015028810, 2015066991, 2016119013 and 2017177180, of the Official Public Records, Travis County, Texas.

3) Vol. 5496 / Pg. 63, Vol. 7818 / Pg. 214 and Vol. 8338 / Pg. 505, of the Deed Records, Travis County, Texas; DO NOT AFFECT the subject tract.

4) Subject to covenants, conditions, easements, restrictions, and assessments as recorded in Document No.

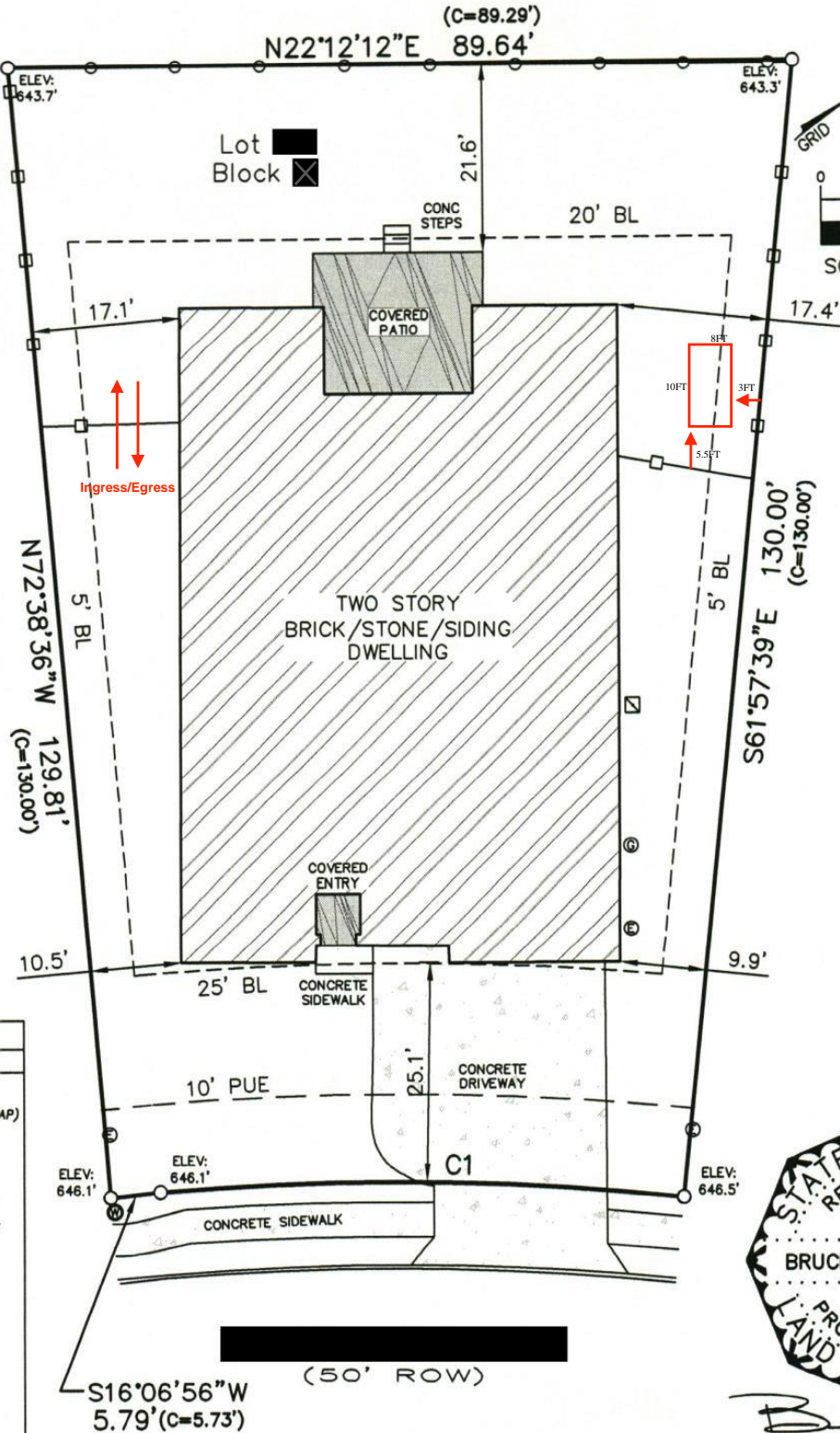
2006108472, 2009205565, 2011083688, 2013226079, 2014054359, 2014115037, 2014142248, 2014142249, 2014142250, 2014142251, 2014142252, 2014142253, 2014142254, 2014155897, 2016058839, 2016119014, 2016119012 and 2016120107, of the Official Public Records, Travis County, Texas.

I, Bruce L. Bryan, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

TO: INDEPENDENCE TITLE CO.

RE: CICALO, GF # 1807602-RRK, PROJ. NO. 18-211

FINAL SURVEY



Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	59.79	325.00	10.54	S22°46'09"W
				Chord Length
				59.70

LEGEND	
SYMBOL	DESCRIPTION
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET (W/CAP)
	CALCULATED CORNER
()	RECORD INFORMATION
BL	BUILDING LINE
PUE	PUBLIC UTILITY EASEMENT
⚡	POWER POLE
⊗	WATER VALVE
⊙	WATER METER
⊠	A/C UNIT
⊕	ELECTRIC METER
⊙	GAS METER
⊙	CABLE RISER
⊙	TELEPHONE RISER



NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

LOT: [REDACTED] BLOCK: M

SUBDIVISION: PARK @ BLACKHAWK IV, PH. 5A

DOC# [REDACTED]

ADDRESS: [REDACTED]
TRAVIS COUNTY, TEXAS

DATE: 9 / 11 / 2018

DRAWN BY: B. HEEKE

TBPLS FIRM NO. 10128500

G E H A N
H O M E S



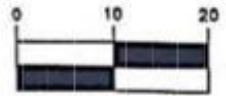
BRYAN TECHNICAL SERVICES, INC.
911 N. MAIN STREET
TAYLOR, TEXAS 76574
512-352-9090
512-352-9091 (Fax)
surveying@austin.rr.com

NOTE:

- 1) All easements of which I have knowledge and those furnished by Independence Title Company and Fidelity National Title Insurance Company, in Title Commitment GF No. 1825362-RRK, that DO AFFECT the subject property are shown hereon.
- 2) Building setback lines, restrictive covenants and easement rights recorded in Document No. 201500072, Official Public Records, Travis County, Texas; also, Volume 10837 / Pg. 795, Vol. 19943 / Pg. 374 and Vol. 12940 / Pg. 507, of the Real Property Records, Travis County, Texas; and Document No. 2009005082, 2002019202, 2002132073, 2003155810, 2005201915, 2006034399, 2006041331, 2006041332, 2007122316, 2007185848, 2007189447, 2007205846, 2008106917, 2009137907, 2009285565, 2010123601, 2011043432, 2012058161, 2012081426, 2012147857, 2012149085, 2013226079, 2014083249, 2015028810 and 2015066991, of the Official Public Records, Travis County, Texas.
- 3) Vol. 7818 / Pg. 214, Vol. 8198 / Pg. 46 and Vol. 8338 / Pg. 585, of the Deed Records, Travis County, Texas; also, Document No. 2009004638, 2008913434, 2008106916 and 2014080247, DO NOT AFFECT the subject tract.
- 4) Subject to covenants, conditions, easements, restrictions, and assessments as recorded in Document No. 2006108472, 2011083688, 2012081425, 2014054359, 2014142249, 2014142249, 2014142258, 2014142253, 2014142254 and 2014155897, of the Official Public Records, Travis County, Texas.

I, Bruce L. Bryan, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plot is an accurate representation of the property to the best of my knowledge.

FINAL SURVEY



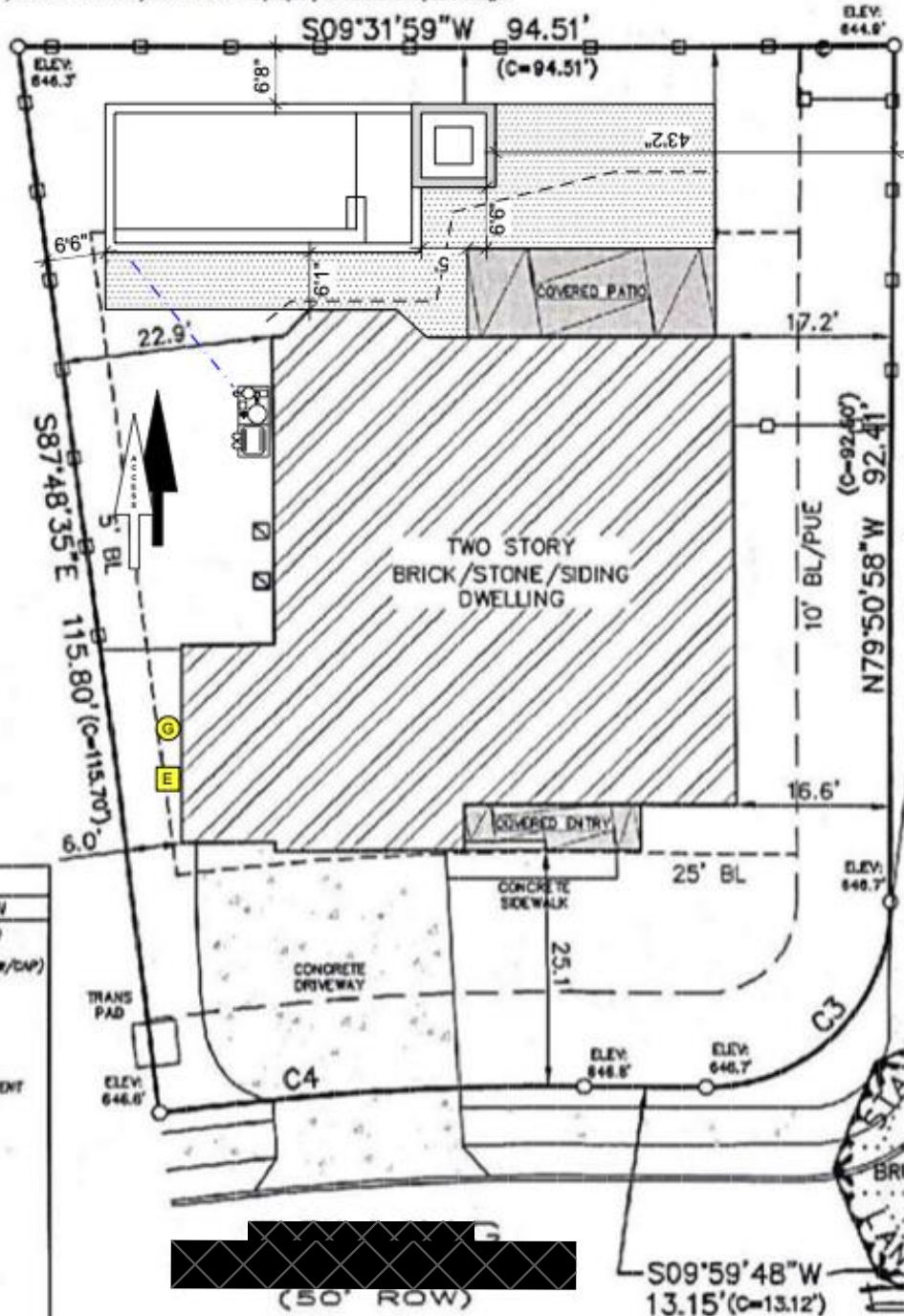
SCALE: 1" = 20'

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C4	45.57	337.30	7.74	N6° 10' 31" E
C3	31.41	20.00	89.99	S35° 09' 26" E

TO: INDEPENDENCE TITLE CO.



LEGEND	
SYMBOL	DESCRIPTION
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET (W/DAP)
()	CALCULATED CORNER
()	RECORD INFORMATION
BL	BUILDING LINE
PUE	PUBLIC UTILITY EASEMENT
⊕	POWER POLE
⊗	WATER VALVE
⊙	WATER METER
⊠	A/C UNIT
⊕	ELECTRIC METER
⊙	GAS METER
⊕	CABLE RISER
⊙	TELEPHONE RISER



NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 83 ADJUSTMENT.

LOT: ☒ BLOCK: W

SUBDIVISION: PARK @ BLACKTAWK IV, PTL 6A
DOC# 201500072, OPRTC

ADDRESS: [REDACTED]
TRAVIS COUNTY, TEXAS

DATE: 8 / 20 / 2018

DRAWN BY: B. HEEKE

TBPLS FIRM NO. 10128500

G E H A N
H O M E S



BRYAN TECHNICAL SERVICES, INC.
911 N. MAIN STREET
TAYLOR, TEXAS 76784
512-352-9090
512-352-9091 (Fax)
surveying@btsinc.com

