

## **New Architectural Guidelines Adopted for Construction Projects in Barton Creek**

The Master Architectural Control Committee (MACC) has proposed and the Barton Creek North Property Owners Association Board of Directors has approved newly revised Architectural Guidelines for the Barton Creek Community. The new Guidelines will support the efforts of Owners proposing improvements to their properties, including all new construction projects, additions, and remodeling projects, as well as new landscaping projects, pool projects and fencing. These Guidelines will also help ensure that the interests of neighbors to construction projects are served. In addition, the MACC has adopted new application forms and checklists for use by Owners and their architects and contractors, as well as an updated Compliance Deposit Agreement and a new Contractor/Builder Agreement, which will inform contractors, builders and sub-contractors, and the vendors serving construction projects, what is expected by the MACC during the course of construction projects.

Some of the more significant revisions to the Architectural Guidelines include:

- prior to the MACC's approval of construction plans, no clearing or grading is allowed unless the MACC affirmatively authorizes same, in advance;
- Owners are encouraged to discuss their proposed construction projects with neighbors, and following the MACC's approval of construction plans the MACC will ensure that the applicable HOA Sub-Association President and neighbors adjacent to the project are afforded notice of same;
- for most construction projects, the siting of dumpsters and port-o-potties will be specified by the MACC and screening of such facilities will be required;
- depending on the size and scope of a construction project the MACC may require screening of the project site from adjacent properties and from the street(s) fronting the project site;
- as noted above, contractors and builders will execute a Contractor/Builder Agreement, which will detail the conditions under which construction projects may proceed, so as to ensure that a community's deed restrictions are met and that a project's impacts to neighbors are minimized;
- links to the deed restrictions of every Barton Creek North community served by the MACC are now included in the Guidelines, for use by Owners and their architects and contractors.

Barton Creek North Owners and their architects and contractors are encouraged to review the new Architectural Guidelines, the updated construction checklists and application forms, as well as the applicable deed restrictions, to facilitate the MACC's approval of proposed construction projects.

Questions regarding the new Architectural Guidelines and supporting documents and any proposed construction project should be addressed to the MACC's community manager, FirstService Residential, at [architectural.austin@fsresidential.com](mailto:architectural.austin@fsresidential.com) or by calling (512) 266-6771.