

BENT TREE VILLAGE NO. 3

ARCHITECTURAL CONTROL COMMITTEE RESTRICTIONS

1. SUBMISSION OF PLANS

Prior to construction of any kind in Bent Tree Village No. 3, builder must submit to the Architectural Control Committee (hereinafter referred to as ACC) a complete set of plans for approval. No construction of any residence, storage building, utility building, fence, additions, wall, etc. will commence without written approval of the ACC.

2. MASONRY REQUIREMENTS

All buildings must be constructed of at least 75% brick, and the brick must be submitted and approved by the ACC prior to the start of construction.

3. WALLS AND FENCING

All walls must be constructed of an ACC approved brick, and must be either all brick, wood with brick pilasters, or a decorative metal such as wrought iron. Complete plans (including gates) on any wall, fence or hedge, showing materials to be used, location and height must be submitted to the ACC for approval prior to construction.

4. GARAGES AND CARPORTS

All garages will be required to have electric garage door openers, and garage doors must be closed when garage is not in use. Carports will be allowed when constructed of brick approved by the ACC; however, no storage will be allowed in the carport if not properly screened from view. ACC approval will be required on all garage or carport materials and appearance for doors, gates and screening methods. On corner lots, garage entry will be allowed from either street as approved by the ACC.

5. SCREENING AND GARBAGE PICKUP

All utility meters, equipment, garbage and recycle receptacles, air conditioning compressors, etc. must be visually screened and located as approved by the ACC. A garbage pickup arrangement with the City of Dallas, as dictated by the ACC will be required.

6. Drainage

Each builder in Bent Tree Village No. 3 will be required to drain all roof and surface water to either the street or to the rear of the lot without encroachment on any other lot in the development. A builder or resident creating a drainage problem will be responsible for eliminating the problem.

7. MISCELLANEOUS ITEMS REQUIRING ACC APPROVAL

The following items must have approval of the ACC:

- a. Outside lighting of any kind
- b. Mail chutes
- c. Address numbers or any other exterior ornamentation
- d. Exterior paint or stain
- e. Roof material
- f. Sidewalk material must be washed aggregate or ACC approved alternate
- g. Antennae must be located so as not to extend above the roof line of the dwelling
- h. Any exterior additions or improvements, such as pools, patios, patio covers, must be submitted to the ACC before any construction begins

8. MINIMUM SQUARE FOOTAGE (Air-conditioned space)

2 Bedroom – One Story - 2,000 sq. ft.

2 Bedroom – Two Story - 2,200 sq. ft.

3 Bedroom – One Story - 2,200 sq. ft.

3 Bedroom – Two Story – 2,400 sq. ft.

4 Bedroom – As established by the ACC

9. SETBACKS

Front – 20' from property line

Side (Opposite zero side) –

- a. 8' from property line on lots 50' or less in width
- b. 10' from property line on lots more than 50' in width

Rear –

- a. None on interior lots
- b. 10' on golf course lots

10. SWIMMING POOLS

Swimming pools, built to city codes, will be allowed when detailed construction plans showing location, materials to be used, etc. have been submitted to the ACC and have been approved.

11. LANDSCAPING AND SPRINKLER SYSTEM

All homes will be required to have an exterior underground sprinkler system and an automatic timer, these to be installed at each builder's expense. Landscaping is required and must be approved by the ACC and the Landscaping Committee before installation.

12. MAINTENANCE

The Bent Tree Village No. 3 Homeowner's Association will be responsible for all the maintenance of common green areas, private yards not contained within walls or fences, parking areas, walls and fences.

13. ZERO LOT LINE RULES

Block C

- Lots 1 and 2 - Common Wall
- Lots 3 and 8 - Zero to North line

Block D

- Lot 1
 - No windows on North side
 - Zero to North with five foot (5') side setback to North line
- Lots 2 – 8 - Zero to North line
- Lot 9 - Zero to West, windows to common area okay
- Lots 10 – 22 - Zero to West Line
- Lot 23 - Zero to North
- Lot 24 - Zero to North with 3 ft. side setback on North line
- Lots 25 – 28 - Zero to North
- Lot 29 - Zero to NE with 6 ft. side setback on West
- Lot 30 - Zero to East with 6 ft. side setback on East
- Lots 31 – 36 - Zero to East

Block E

- Lots 1 – 7 - Zero to West
- Lots 8 – 9 - Common wall
- Lots 10 – 13 - Zero to North
- Lots 14 – 20 - Zero to West

Block F

- Lots 1 – 10 - Zero to North
- Lot 11 - Zero to East with 10 ft. side setback on East line
- Lot 12 - Zero to East with 5 ft side setback on East line
- Lot 13 - Zero to East with 5 ft. side setback on East line
- Lots 14 and 15 - Common Wall
- Lots 16 – 19 - Zero to West
- Lots 20 and 21 - Zero to North
- Lots 22 – 24 - Zero to East
- Lots 25 and 26 - Common wall
- Lot 27 - Zero to West
- Lots 28 – 32 - Zero North

***ACC - Architectural Control Committee**

NOTE: The Architectural Control Committee must approve all house plans before any construction begins. Any exceptions from these ACC requirements must be approved by the ACC.

NOTE ALSO: The Landscape Committee must approve all plans for original landscaping or changes to the landscaping.