

The Belvedere Community
Belvedere ACC Architectural and Homesite Standards
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As the Belvedere ACC has matured and considered methods to improve our Belvedere community, the ACC has implemented numerous architectural and homesite standards to enhance the community. Many of the subject standards are included in the three attached documents, entitled Belvedere ACC Review Check List, ACC Policies to Review and Approve and Construction Inspection Summary. The documents are on the Belvedere website belvedersaustin.com.

Because of the importance of the ACC communications process, the ACC decided to require the custom builder, pool contractor and/or landscape contractor to be present at the final ACC plan review. As the ACC reviews the plan submittal, the subject standards are verbalized, and this attendance policy increases the management and compliance process for the subject standards.

Additional ACC standards which are communicated at the ACC plan review meetings are as follows:

1. Masonry screening is required for all outside HVAC, pool equipment and Owner trash polycart (trash container).
2. Significant blank exterior elevations must be enhanced with architectural features, such as windows or other design features.
3. Exterior material (wood, etc.) architectural design features must be less than twenty 20% of the exterior elevation square footage.
4. The ACC Review Check List must be provided by the Applicant for the ACC preliminary and final review.
5. The plan submittal must meet the following criteria:
 - a. 24 by 36 scale drawing and ACC Review Check List must be submitted to the Amenity Center five (5) before the ACC meeting date.
 - b. The subject home ridge pole must be erected at least five (5) days before the ACC home final review.
6. The custom builder, pool contractor or landscape contractor must be defined at the ACC final review and must attend the subject ACC meeting.
7. The Performance Bond Deposit is \$1,000.00 for an ACC final pool plan review.
8. An Owner may only perform insignificant homesite and/or exterior home improvements without ACC plan review and approval. Significant landscape and/or pool improvements must be performed by an ACC approved contractor.
9. Before a custom builder or contractor installs any exterior materials, a material color board, with sample roof material and color, exterior elevation material and color and exterior window material and color, must be erected on the homesite for ACC review and approval.
10. A landscape plan should be submitted to the ACC before the Frame inspection is approved by McComis. The ACC approved landscaping must be installed and approved by the ACC before the HOA issues a Certificate of Occupancy.