

STATE OF TEXAS §

COUNTY OF TRAVIS §

ARCHITECTURAL BULLETIN
BELVEDERE HOMEOWNERS ASSOCIATION, INC.

Document reference. Reference is hereby made to that certain Consolidation, Amendment & Restatement of Declaration of Covenants, Conditions and Restrictions for Belvedere Homeowners Association, Inc., filed at Document No. 2016036296 of the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the **“Declaration”**).

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of the Belvedere Homeowners Association, Inc. (the **“Association”**);

WHEREAS the Architectural Control Committee of the Association is authorized per the Declaration to promulgate bulletins regarding architectural standards and hereby adopts this bulletin in accordance with Declaration §5.4;

This Architectural Bulletin is hereby adopted and shall be filed of record in accordance with Texas Property Code Chapter 202.

BELVEDERE HOMEOWNERS ASSOCIATION, INC.

Acting by and through its Architectural Control Committee

Filed of record in accordance with Ch. 202, Texas Property Code by Patrice Arnold, Niemann & Heyer LLP, attorney and authorized agent

SIGNATURE: Patrice Arnold

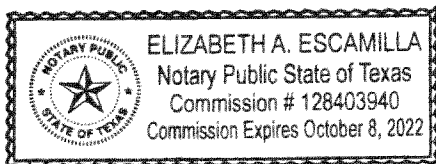
PRINTED NAME: PATRICE ARNOLD

Acknowledgement

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on the 7th day of January, 2019, by Patrice Arnold in the capacity stated above.



Elizabeth A. Escamilla
Notary Public, State of Texas

BELVEDERE HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL BULLETIN REGARDING PLAN REVIEW REQUIREMENTS
DESIGN, MATERIAL AND COLOR CHOICE SELECTIONS AND
OPTIONAL PRE-SUBMISSION DESIGN CONFERENCE

The Architectural Control Committee (ACC) carefully reviews all proposed plans for new homes and alterations to existing improvements. The ACC issues this bulletin to help ensure that owners are aware of the big-picture considerations used by the ACC in its evaluation of plans. The ACC considers harmony of design of buildings, which includes ensuring sufficient distinction among buildings to avoid a cookie-cutter aesthetic. The ACC may also among other considerations review any and all aspects of construction which may, in the ACC's opinion, adversely affect living enjoyment. The ACC promulgates this bulletin pursuant to its authority granted by the declaration, to provide additional information regarding some of the expectations for construction to assist owners in drawing their construction or renovation plans accordingly:

- The quality of the workmanship and materials must be consistent with that generally found in a gated, custom home community where home prices approach and exceed \$1M;
- The proposed plan must exhibit a high level of taste, design, and visual interest, with distinctive architectural features;
- The proposed home must have a unique and distinctive appearance, dissimilar to/distinct from other homes in the subdivision, while still being architecturally compatible with those homes. The general exterior appearance and selection of exterior materials and colors should reflect consideration for nearby structures such that repetition is avoided;
- The plan must show sensitivity to the topography of the individual home-site, as well as the natural environment in which the home is to be built

If the owner requests, the ACC will have a preliminary meeting (a pre-submission design conference) with the lot owner before the owner invests time and resources in developing a design and/or preparing a full set of drawings. The purpose of the pre-submission design conference will be to provide feedback on conceptual design plans for the home, and guidance as to the features/criteria the plan must contain to increase the likelihood of receiving a favorable review from the ACC. While the pre-submission design conference is not mandatory, it is **strongly** recommended to help maximize the chance of approval of as-submitted plans, and minimize potential for delay and additional costs associated with post-submittal revisions in the event plans are not approved as submitted. ACC review and standards have been an integral part of the Belvedere deed restrictions since the inception of the subdivision. Please see the declaration and other governing documents of the association. This bulletin is in addition to/enhancement to existing architectural requirements.

To request a pre-submission design conference with the ACC, please contact Kim Bigley at Kim.Bigley@Associa.us.

After recording, please return to:

Nieman & Heyer, L.L.P.
Attorneys At Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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