

April 28, 2020

Woodlake Property Owners Association
Architectural Control Committee (ACC)
P.O. Box 1904, Belton, TX 76513

Subject: Minutes of ACC consultation for 22nd through 25th April 2020.

1. Issue: (4/20/20), Application to construct house on Lot #3, Blue Ridge Dr. from Mike Emmons, 6405 Springwood Ct., Temple, TX 76502.

2. Old Business:

a. Issue: (9/14/17) Application to install a cedar privacy fence at 4454 Blue Ridge Dr. from Alfredo Zuniga and Duane Walker, 4454 Blue Ridge.

Discussion: The proposed privacy fence sections will span the open space between the northeast corner of the house approximately 38' to intersect with the north property line, thence approximately 15' northwest to intersect with existing neighbors' fence. An additional section will be added to intersect from the existing security fence at the northwest corner of the pool, thence approximately 38' north to intersect with the neighbors' existing privacy fence.

Recommendation: Approved; the installation of the cedar privacy fence is an attractive and value-added feature that will increase the enjoyment of the backyard safety and security of the pool.

Action: Mr. Swaim to make disposition on ACC decision.

Status: Open; installation pending.

b. Issue: (09/28/19) Application for new home construction on Lot #1 & 2, Blue Ridge Dr. from Manuel & Arlene Mak, 200 Lake Rd Apt 606, Belton, TX 76513.

Discussion: The proposed house is a single story, 3-bedroom, native limestone and stucco ranch has 2823 SFLS. The color scheme of the stucco trim and cladding will be Nicotine to blend in with the native limestone earth tones and to complement the darker metal-plate roof.

Near term improvements will include a series of landscaping terraces in the back parallel to and towards the gully to stabilize and recapture the contour. Exact placement and elevations are to be determined.

Recommendation: Approved. The front portico and extended R.V. size garage adds majesty and added street appeal. The installation of culverts to allow free flow of drainage at the drive entries is approved.

Action: Mr. Swaim to dispose of ACC decision.

Status: Open. Construction ongoing.

c. Issue: (03/20/20) Application to install a solar panel array on home at 4525 Blue Ridge Dr. from Gary Degelo.

Discussion: To access the greatest effect, the proposed array is to be mounted to the south facing slope of the roof. (See attached .pdf)

Recommendation: Approved. The installation/configuration confirms to WPOA policy.

Action: Mr. Swaim make disposition of approval letter.

Status: Open. In progress.

d. Issue: Application to install a window box to conceal and protect the A/C unit on the exterior south wall of Ms. Luby's home at 7206 Woodlake Circle from Tony Rovetto (Grandson).

Discussion: The installation of a widow box to conceal the A/C unit is a portion of a project to repair/replace damaged siding with Hardy Plank (masonry siding) painted to match the color of the house and covered with like shingles (asphalt composite). The window box measures approximately 36" H (Peak) X 18" D (base) X 30" W (Front). The roof pitch is approximately 6:1 with an overhang of approximately 3".

Recommendation: Approved. ~~Implicitly~~, under the provisions of the applicable Woodlake Section 1 Covenants, Paragraph 2.08 (Extract) "The materials used on the outside of any porch, garage or other building appurtenant to the dwelling, shall be of the same material or materials architecturally compatible with the outside walls of the building. 7.02 (extract) ... The Committee shall approve in advance any construction proposed for any lot in the subdivision..... approve the type and size of the proposed structure, the quality of the materials and workmanship, the harmony of the external design in relation to existing structures,".

Action: Mr. Swaim make disposition of ACC decision

Status: Open. Construction ongoing.

Subject: Minutes of ACC consultation for 22nd through 25th April 2020, Application for Lot #3, Blue Ridge Dr.

3. New Business:

Issue: (4/20/20), Application to construct house on Lot #3, Blue Ridge Dr. from Mike Emmons, 6405 Springwood Ct., Temple, TX 76502.

Discussion: The proposed 2558 SFLS structure is a 4-bedroom, 2½ bath, two-story, native limestone and *Hardie Plank exterior with Weathered Wood or Driftwood asphalt composite shingles. Two (2) intermediate large cantilevered 6' high limestone block retaining walls over reinforced concrete footings/foundation at approximately 80' and 90' south of the northwest corner, spanning the width of the property will be raised and backfilled to reduce the grade and restore the contour depicted on plat grade-plan.

Recommendation: Approved. There is no ACC precedent on file of any home in Cliffs of Woodlake with exterior primarily of *Hardie Plank*. Per paragraph 5., Cliffs of Woodlake Restrictive Deed and Covenants: "*Construction of new buildings and improvements only shall be allowed, and new construction is limited to structures of not less than seventy-five percent (75%) masonry, masonry veneer, rock or stucco, exclusive of windows and doors.*"

And, paragraph 22. f." *Modification: The Architectural Control Committee shall have the authority to modify or waive the masonry requirements. In addition, when in the opinion of the Architectural Control Committee, a waiver or modification of any other restrictive covenants herein would not impair or detract from the high quality of the subdivision, it may by written instrument or recordable form waive or modify any such restriction.*"

**Hardie Board* is fiber cement siding manufactured by James Hardie Building Products, one of the first successful manufacturers of this material. Two of their most popular products are *HardiePlank*® (horizontal lap siding, 0.312 inches thick) and *HardiePanel*® (vertical siding, 0.312 inches thick). The fiber cement siding is made from Portland cement mixed with ground sand, cellulose fiber, and other additives. The product is also known as cement-fiber siding, concrete siding, and fiber cement cladding.

Fiber cement siding can resemble *stucco*, wood clapboards, or cedar shingles (e.g., *HardieShingle*® 0.25 inches thick), depending on how the panels are textured during the manufacturing process. Pulverized sand, cement, and wood pulp are mixed with water to make a slurry, which is rolled out and pressed together into sheets. The water is squeezed out, a pattern is pressed onto the surface, and the sheets are cut into boards. The product is baked in autoclaves under high-pressure steam, and then the individual boards are jostled apart, tested for strength, and painted. It may look like wood, but the boards are much heavier with properties associated more with cement than wood. The wood fiber is added to give the board flexibility, so it doesn't crack.

Mr. Emmons has justified extensive application of "masonry veneer" as the primary exterior material: "Hardie (Plank) is a 100% cement product. There are no exposed wood products. *Masonite* is no longer made. That was the cheap siding that wouldn't last 2 years that caused us all to put those deed restrictions in. I'll also get certification from the lumber yard."

Action: Mr. Swaim make disposition of ACC decision.

Status: Open. Construction pending.

4. Open Forum: No other issues were presented.


Howard L. Swaim
Chairman, ACC