

October 1, 2019

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

Subject: Minutes of ACC consultation for September 28 thru October 1, 2019.

1. Issue: (10/1/19) Application for new home construction on Lot #1 & 2, Blue Ridge Dr. from Manuel & Arlene Mak, 200 Lake Rd Apt 606, Belton, TX 76513.

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: (4/13/18) Application for installation of privacy fence at 4454 Blue Ridge Dr., from Duane Walker.

Discussion: Beginning at the southwest corner of the house, the proposed cedar panel 6' high privacy will sit-back approximately 29' from the front property line thence: span westerly approximately 60' to intersect with the west, north-south boundary line thence: approximately 60' northward to intersect with north east-west boundary and privacy fence (proposed/approved: 9/13/17).

Recommendation: Approved. The ACC appreciates Duane and Alfredo's concern for the wellbeing of the community and believe their new fence is value-added and will enhance their privacy, security and the enjoyment of their home.

Action: Mr. Dodson to make disposition of discussion page; Mr. Swaim will follow-up with approval letter.

Status: Open. Construction pending.

c. Issue: (7/2/18) Application to build house on Lot #11, Key Largo, Cliffs of Woodlake, Phase II, from Elizabeth Jessen, 328 North Wind Dr., El Paso, TX 79912.

Discussion: Bishop & Boyd is the contractor for the proposed 2460 SFLS (verified) ranch house constructed of 50/50 stone and stucco. The composition of the 6-pitch Dutch-hip style roof will be high-grade asphalt shingle to blend-in with an overall color scheme of earth tones complementing the exterior stone.

The set-back from the front property line is depicted along the 15' B.L., 10' less than the minimum required. The back and lateral stand-off distance are at least 10' and within covenant restrictions. The owner provided justification for the 10' encroachment to the front set-back as having the minimum square footage required, centering on the lot and other factors, the designer took advantage of the 15' B.L., a common plat-depiction on the Cul-de-Sac lots. On "normal" lots with linear streets the set-back is intended to present a standard frontage. This isn't a factor on the Cul-de-Sac. Additionally, the Rights-of-Way are measured from the center of the street - 25' L & R or centerline. The concentric 15' B.L. around the pavement shoulder of the Cul-de-Sac accounts for the additional 10' of pavement not considered on normal frontage where the 25' set-back would be identified. The elevated profile and separation between the only adjacent homes will give the appearance of a normal set-back.

Recommendation: Variance to the front encroachment inside the 25' set-back was approved; subsequently, the plan for the house was approved. A portion of the driveway encroaches on the utility easement on the east side of the property which may be a factor for inspection. Mr. Swaim contacted the Bell County Engineer, Mr. Neaves, who explained that the responsibility for issuing variances to abandoned, unused or active utility easements rests with the utility company and applies to the main structure not to driveways.

The owner has indicated that there will be a 4' cut for a retaining wall to the inside curve of the driveway ascending from the street and an approximate 50'L X 2'D cut centered on the footprint for a retaining wall along the back-property line to help lower the profile and a level base.

Action: Mr. Swaim to make disposition of both variance and letter of approval.

Status: Closed; construction complete.

Subject: Minutes of ACC consultation for September 28 thru October 1, 2019.

d. Issue: (8/15/19) Request to install a cedar fence to conceal/mask existing propane tank on Lot #11, Key Largo, Cliffs of Woodlake, Ph II from Elizabeth Jessen.

Discussion: The propane tank, though hidden from view of the street and casual observer, objection to its location was made by immediate neighbor. Mr. Swaim was consulted and advised concerned parties and builder his opinion and suggested remedies to concealing the tank. The proposed the 4-5' high, "L"-shaped cedar fence panels will be installed, beginning at the north edge of the proposed driveway, thence; approximately 30' (feet) north along the ark identified as the 15' building line.

Recommendation: Approved. There are no restrictions/discussion of installation/placement of propane tanks, nor is ACC approval required. Ms. Jessen explained the placement/location of the tank was done so for convenience to the supplier (proximity to the street; no need to back in/out of curved steep grade drive) and proximity to the plumbing to the house (southeast front exterior wall).

Action: Mr. Swaim make disposition of ACC decision.

Status: Closed; Construction complete.

3. New Business:

Issue: 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 pending.

4. Open Forum: No other issues were presented.



Howard L. Swaim
Chairman, ACC