

July 25, 2020

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

Subject: Minutes of ACC consultation for 23<sup>rd</sup> and 24<sup>th</sup> of July 2020.

1. New Business:

Issue: (7/24/20) Application to install a fence and stone wall at 7101 Palisades Point by Chris and Fanny Ng.

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 add majesty and 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.

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d. 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.

Subject: Minutes of ACC consultation for 3<sup>rd</sup> and 4<sup>th</sup> of June 2020.

e. Issue: (6/3/20) Application to install cedar plank privacy fence and widen existing driveway at 4436 Blue Ridge Dr. from James Gardner.

Discussion:

(1). The fence will be installed with steel poles barrier in the ground with the cedar 6' fencing sections attached. A base board and top cap will also be attached to the fence to stabilize and lengthen the life of the fence.

Beginning at the northeast corner of lot, fence will span approximately 106' southernly along the property line adjacent to Duane Walker's property ending at the corner of Walker's fence. Thence, spanning 60' westerly to insect with southeast (front) corner of house. A 14' gate will be place in the middle of the fence to allow access.

On the Belcher's side (west), from the southwest corner of the house the fence will span approximately 30' westerly to join with the existing along west property line. An additional 14' gate will be installed allowing access to the backyard from the new driveway expansion.

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(2). To facilitate easy access to backyard, an 18' wide concrete expansion parallel to the existing driveway is required (attached illustration). Mr. Gardner has indicated that a culvert will be installed to match the that under existing driveway.

Recommendation: Approved.

(1). A well-constructed, maintained privacy fence is a security and value-added feature.

(2). Interest of the ACC of the expansion of the existing driveway is that no obstruction occurs to the natural drainage of run-off.

Action: Mr. Swaim make disposition of ACC decision.

Status: Closed. Construction complete.

### 3. New Business:

Issue: (7/24/20) Application to install a fence and stone wall, 7101 Palisades Point by Chris and Fanny Ng.

Discussion: (Dia 1) Starting at the back southwest corner of the lot, the proposed fence will extend 120' northeasterly to a point approximately 23' southwesterly from the northeast corner of the lot (Key Largo). The style will be similar to the 3-rail metal picket fence below (Dia 3), black in color and 5' high mounted on a 12" high limestone base.

(Dia 2) A gap between the mid-level and lower terraces of about 15' along the Ngs' southern boundary line will be enclosed by a limestone wall (same type used for retaining walls) approximately 3' high.

Recommendation: Approved. A high-quality fence is an attractive enhancement to security. Action: Mr. Swaim dispose of ACC decision.

Status: Open. Installation pending.

### 4. Open Forum: No other issues were presented.



Howard L. Swaim  
Chairman, ACC