

# ACC FREQUENTLY ASKED QUESTIONS

As of June 16, 2017

## 1. Why do I need approval to do anything to my house or yard when I own the property?

Roseheart is a "Planned Unit Development" (PUD). A basic feature of a PUD is a system of architectural control is to govern the improvements that individual homeowners may make to the exterior of their homes and lots. These restrictions are necessary for two basic reasons: 1) the subdivision was originally designed with a certain deliberate uniformity of style; and 2) the small lot size and high density of housing in the neighborhood magnifies the impact that one homeowner's ill conceived "improvement" can have on every other resident's property. When you purchased your home, you chose to live in a neighborhood with covenants. At closing you acknowledged that you had read and understood the Declaration of Covenants, Conditions and Restrictions (DCCR's)

In general, any change to the exterior of your dwelling requires approval by the Architectural Control Committee (ACC)

## 2. Do I need approval to:

- a. Plant shrubs, trees or flowers in my side or back yard? ACC approval is not required if you are not making changes in existing beds. If you are adding beds or other planting areas, ACC approval is required.
- b. Take out grass and put in mulch or rock in my front, side or back yard? ACC approval is required in all cases.
- c. Paint my front door? ACC approval is not required if you are staying with the original color. Any change to the original color does require approval.
- d. Paint my house? ACC approval is **not** required if you are adhering to the original paint scheme of your house. The link to the document showing the original paint scheme for each address in Roseheart is provided for you here ([Roseheart Four Paint Schemes by Address](#)). Any change to the original color scheme is **not** allowed.
- e. Install gutters? This is a change to the exterior of the dwelling which will require ACC approval.
- f. Install windows? No windows or glass-covered openings are allowed on the Zero Lot Line side, except fire rated glass block limited to no more than eight (8) pieces, in compliance with the City of San Antonio Building Codes and

approved by the ACC. Any other window does require ACC approval because this is a change to the exterior of the dwelling.

- g. Trim my trees? ACC approval is not required. It is recommended that homeowners **NOT** prune oak trees between February 1 – July 1 per the guidelines established by the Texas Forest Service to prevent oak wilt. All wounds to the trees should be painted regardless of the season.
- h. Plant trees, shrubs or flowers in the common area behind my house? Approval is required for any activity in the common area.
- i. Put in a patio or deck in the side or back yard? ACC approval is required.
- j. Put in a pool? ACC approval is required.
- k. Paint or stain my deck? Approval is not required as long it is a natural color. If you are changing colors, approval is required.
- l. Put a satellite dish on my house? ACC approval is required (see below).
- m. Install a fence? ACC approval is required.
- n. Cut down trees in my yard? No tree measuring four (4) inches or more in diameter, measured twelve (12) inches above ground shall be removed without the approval of the ACC.
- o. Use the common area for access to my lot for requested improvements? Any use of the common area does require ACC approval.

**3. If I have approval for a project and change contractors, do I need to be re-approved?** No, as long as the approved plan for the project does not change.

**4. Where do I get a copy of my survey to submit with a request for a project to be approved?** A copy of the survey is in your closing documents. If you cannot locate your closing documents, contact the title company where you closed and request a copy.

**5. DO I NEED ACC APPROVAL TO REPLACE MY ROOF or GUTTERS? The ACC is required to approve any shingle and gutter replacement in Roseheart.** The Declarations of Covenants, Conditions and Restrictions (DCCR's) for Roseheart are in Article VIII, Sec. 3.7 Roofs and Gutters. Roofing composition shall be of laminate composition and color approved by the ACC. To obtain approval, the ACC will only approve the same kind of shingle that is now on the roofs. **The ACC knows of two kinds of shingles that match the existing shingles.** One of them is **Owens**

**Corning TruDefinition Oakridge Shingles in the color titled Driftwood.** There is a limited lifetime or 30-year warranty and is the current shingle on all Roseheart homes. Home Depot carries this brand and has samples on display. The second is **GAF Timberline Ultra High Definition (HD) in the color titled Weathered Wood.** These two shingles are the same in color and very similar in quality and warranty. Either of these two shingles will be considered acceptable to the ACC. Any other shingle will have to be vetted by the ACC based on samples and manufacturer's specifications. An Improvement Application provided on the ACC website will need to be submitted for any roof replacement & should include the specifics on the shingles to be used.

Gutters are color coded and the original manufacturer's code is also listed on the ACC Website under the Paint Scheme color combinations. If the installing company uses the same gutter based on the color code, the application just needs to state the code facts or the installing company can submit a sample of the color to be used that matches the current gutter and stucco paint combination.

**6. Do I need approval to have a TV satellite dish installed? YES.** The HOA Board policy regarding Satellite dishes can be found at the following link: [Roseheart Satellite Dish Policy](#)

After processing several Satellite Dish applications, the ACC has streamlined the process. An ACC Approval request is needed and requires a **house site plat copy with the proposed placement of the dish clearly marked.** Approval will be authorized for that location only.

- The dish placement will allow for the least possible visibility from the street or walking trail.
- The dish placement should not be directly visible from your neighbor's side yard window or side patio unless your neighbor concurs.
- Is not in addition to an already existing satellite dish. If there is a dish currently installed, its removal will be required unless it is required for reception of an additional satellite service.
- Recommended is the lower side roof on side facing neighbor zero lot line unless there is a reception problem at that location.
- When selecting the proposed location, check the clearance for the location to the South. The TV Satellite line of sight needs to be clear of obstruction to the South.
- If the proposed location does not work for the installation as advised by the technician, then move to a location on zero lot line that works. If no zero-lot line location works, contact the ACC immediately to get a site location visit by the ACC to resolve the location issue that allows for good reception.

**7. Do I need ACC approval to replace my garage door?**

Replacing your garage door with one of the same style & paint color does not require ACC approval. If your current garage door is fitted with windows replacement can include windows of like kind. If your garage door is not currently fitted with windows and you wish to add them they must be consistent with the style of the current garage door and other windows that are in garage doors in the neighborhood. The garage door must be painted in accordance with the approved paint schemes and be the color of the approved stucco color for your paint scheme.

Any deviation to the standard garage door and/or current window styles would require ACC approval.