

The Gardens at Teravista Architectural Review Committee Preapproval Guidelines

In order to simplify the architectural review process, the HOA Board has approved the following actions that may be undertaken by homeowners without requiring application to the Architectural Review Committee and Board approval. All costs for any work performed or commissioned by the homeowner under the Preapproval Guidelines are the responsibility of the homeowner.

- Exterior home repairs to restore the appearance of the home to its original as-built condition may be made by the homeowner. This includes all exterior home repairs and painting undertaken or commissioned by the homeowner. In all cases, materials and colors used must be the same as the originally built home. Any changes in materials or paint colors that would affect appearance as seen from outside the courtyard must be approved by the Board.
- Dark bronze (the color of existing window frames) solar screens may be installed on exterior windows.
- One additional set of house numbers may be installed on or immediately adjacent to the entry gate of a size similar to the existing home numbers.
- Additional interior court yard lighting is allowed as long as the fixtures and wiring cannot be seen from the street or common areas and the lighting is such that it will not disturb neighboring properties.
- Low-voltage lighting may be installed along the front walk between the driveway and entrance gate. The lights must not interfere with normal landscaping maintenance. All maintenance and repair of the lighting system is the responsibility of the homeowner.
- Existing fencing or fencing parts may be replaced with the exact same fencing materials or parts. The fence must be stained to match existing fencing. Any changes that would affect appearance require approval by the Board.
- One security sign is allowed in the front yard planter. Homes backing to the golf course may have an additional sign in a rear planter adjacent to the home. Signs must have a face area no more than one square foot and be professionally made.
- One temporary "For Sale" sign may be displayed on the homeowner's front property. The sign shall be professionally made, shall be no more than six square feet in total area, and shall be no more than four feet above finished grade. No signs of any kind may be placed in the common areas.
- One wreath is allowed on the front gate door or front fence so long as it does not exceed three feet in diameter.
- Winter holiday decorations and lights may be displayed on the exterior of the home no sooner than Thanksgiving and must be removed no later than January 15. Decorative lights must not be so bright as to disturb neighbors and must be turned off by 11:00PM each night.
- Homes may be decorated for other nationally recognized holidays but no sooner than twenty-one days before the date of the holiday and all decorations must be removed no later than 7 days after the holiday.

The Gardens at Teravista
Resident Home Improvement Application

1.Owner Information

Name(s): _____

Unit Number: _____ Contact Phone number: _____

Contact email: _____

2.Description of Improvement or Change

3.Review Package Requirements

- a. A completed Home Improvement Application
- b. A site plan showing the location of the proposed improvement(s) and all dimensions, including property lines, set-backs, neighboring home features, etc.
- c. Elevations or pictures for non-structural items - all affected sides
- d. Samples of material and colors specified in the plans

4.Compliance/Disclaimer Statement

The information on this application, including the plans and samples, are complete and accurate to the best of my knowledge. I understand that the plans and samples I am submitting are reviewed only on the basis of conformance to the Declarations and Bylaws of The Gardens at Teravista (GTV) and are not reviewed or approved for engineering design, and by approving such plans and specifications neither the GTV Home Owners Association, its Board of Directors, Association Members, Declarant, Reviewer, nor Agent(s) assumes liability or responsibility thereof, or for any defect in any structure constructed from such plans and samples. I further understand that this approval does not substitute for or replace any other required approval by any other regulating authority that has jurisdiction within GTV. I understand and agree not to begin construction or installation of my proposed improvement until after I have received written approval from the Association. I agree not to make any deviations whatsoever from the approved plans without first submitting for and receiving written approval from the Association. I understand that the Association will make a final inspection of the project on my property for conformance to the approved plans and samples. I understand I am responsible to maintain my improvement(s) in a condition that meets the aesthetic requirements of GTV.

Legal owner's signature(s) _____ Date _____

Please submit your request to: Gardens at Teravista Architecture Committee
(email, fax, or mail) c/o Certified Management of Austin, LLC
101 River Hills Drive
Georgetown, TX 78268
Phone: 512 339-6962 FAX: 512 339-1317
Email: frontdesk@cmaustin.com