

11-15Z2 Singer Ranch (zoning)

Supplemental Information
Castle Hills Home Owners Association
(following pages)

CASTLE HILLS

CASTLE HILLS HOMEOWNERS ASSOCIATION DESCRIPTION

Castle Hills Master Association, Inc. (CHMA) is the governing association over the development of Castle Hills, including commercial and residential properties. It is responsible for the collection of all revenue, and payment of all expenses related to the association described below. Currently, the CHMA board is comprised of Chris Bright, Clay Bright and Eric Stanley, each a resident of Castle Hills.

Castle Hills Residential Association, Inc. (CHRA) is the Homeowners Association over all single-family residences within the CHMA. Currently, the number of votes allocated to the developer and estate owners is as follows:

- Developer Vote Total: 32,547 votes
- Resident Vote Total: 3,200 votes

Over time, Castle Hills residents will gain voting power to be able to elect its own Board of Directors that may or may not include any developer representatives. When this occurs, the CHRA board will appoint two delegates to represent the association to CHMA. These delegates will have voting rights in the CHMA that must be cast in accordance with the desires of the membership of CHRA.



FEES

The yearly dues for 2015 are \$700.00. They provide, but are not limited to:

- Maintenance for common areas
- Door-to-door mail delivery
- Basic land line, in-home security system monitoring (designated provider)
- Basic cable television (designated provider)
- Additional benefits and services listed below under “Features”

ENFORCEMENT

ARCHITECTURAL REVIEW COMMITTEE (ARC)

A mandatory review of home plans is required by the Architectural Review Committee. Published single-family home design guidelines are used as a basis for each estate plan approval. A full set of guidelines can be found as a separate attachment.



Design guidelines include, but are not limited to:

- Each phase/subdivision has basic design guidelines as well as some unique design guidelines specific to a phase/subdivision
- Limited repetitions of house plans and elevations
- Varying front-yard setback
- Unique elevation changes
- Fences required to be wood, masonry, or iron
- Finish side of fence must face public view
- Fences adjacent to common areas and parks are required to be Castle Hills design iron fencing
- Front circular driveways required to have a decorative finish
- Masonry fence columns on corner lots
- Garage doors visible from the street required to be decorative wood finish
- All homes are required to have a full yard (front, back and side) irrigation system with tree bubblers
- Parkway tree requirement
- Complete front yard landscaping required upon completion of home with a minimum of 15% of the front yard area devoted to shrubs
- All homes require gutters
- First floor exterior requirement of 100% masonry (with exception of box windows and columns)
 - Masonry products that qualify include:
Traditional 3-coat stucco, clay brick, natural stone
- A/C and pool equipment screening
- All streets within Castle Hills are assigned a certain type of tree (see full listing as a separate attachment). The minimum tree size when planted is 3.5 inch caliper.
- To the extent possible, vents must be hidden and placed on the rear of the house, and no turbines allowed.



RESIDENT ARC BOARD

The Resident ARC Board reviews changes and additions to estates after new construction.

- 6+ year old committee of all Castle Hills residents with at least two years of residency
- Includes six committee members
- Uses Castle Hills single-family guidelines, CHMA Covenants, Conditions and Restrictions (CCRs), and CHRA CCRs as reference for project approval
- Reviews applications for adherence to Design Guidelines
- Reviews applications for adherence to building lines
- Reviews applications for aesthetic appeal to the community

A dedicated employee force exists for enforcement of Design Guidelines and CCRs. Their primary focus is on:

- Yard maintenance
- Fence maintenance
- Landscape maintenance
- Garage sale and contractor signage (no “For Rent” signage allowed)
- Animal nuisance
- Equipment screening
- Removal/replacement of dead landscaping
- Fence installation according to design guidelines

CASTLE HILLS RESIDENTIAL ASSOCIATION RULES AND REGULATIONS

Rules and regulations include, but are not limited to (see attachment for a complete list of rules):

- Trash cans must be located either in the garage or in such other place that the Association designates, screened from public view. It is allowable to store your trash can on the trash can pad in your alley. Trash shall be stored in the District provided sanitary container.
- No owner shall dump lawn clippings, oil, paint, chemicals, building materials or hazardous chemicals in public areas or vacant lots.
- Yards must be maintained in a neat and reasonable manner.
- All shrubs, trees and other landscape should be trimmed so they do not extend out over or hang over the sidewalk, street, or other common areas.
- All wood piles, A/C equipment, pool equipment, etc., must be screened by either wood fencing or landscape.
- No boat, RV, commercial vehicle or trailer storage is allowed unless it is garaged.
- No portion of a garage may be leased or rented or otherwise occupied. Garages may be used for storage or parking vehicles only.
- No temporary structures (including storage buildings, play structures, swing sets, etc.) may be placed upon the lot without approval from the RARC.
- No TV antennas are allowed. Small satellite dishes (less than one meter) are allowed with RARC approval
- Vehicles, toys or bicycles are not allowed to block or interfere with the pedestrian traffic on the sidewalks.
- No unattended play toys, bicycles, tricycles, scooters or other equipment may be placed in the front yard or areas visible from the street or adjoining property. This limitation also applies to all properties that have wrought iron fences.
- No part of any lot shall be used for any business, commercial or non-residential purpose.
- The maximum speed limit within Castle Hills is 25 miles per hour, unless otherwise posted, and should be observed at all times.

VIOLATIONS

- In 2014, CHRA issued over 650 violation notices to property owners within Castle Hills.
- To date, over 550 violation notices have been issued in 2015.
- Notices predominately consist of violations related to yard and fence maintenance and trash can storage.

FEATURES

CASTLE HILLS SCHOOLS FOUNDATION

The Castle Hills Schools Foundation is a non-profit organization funded by a 1/2 of 1 percent fee on the transfer of all real property within the Castle Hills community, and applies to residential as well as commercial property sales. The Foundation provides grants to local public and private schools that serve Castle Hills. To date, the Foundation has contributed more than \$8.4 million to local area schools and scholarships, both public and private, serving Castle Hills residents since 1999. It was created by a development deed restriction. Up to \$2,000 per year, with a maximum \$10,000, is provided in college scholarship funding per student (other restrictions apply).



HOA BENEFITS & SERVICES:

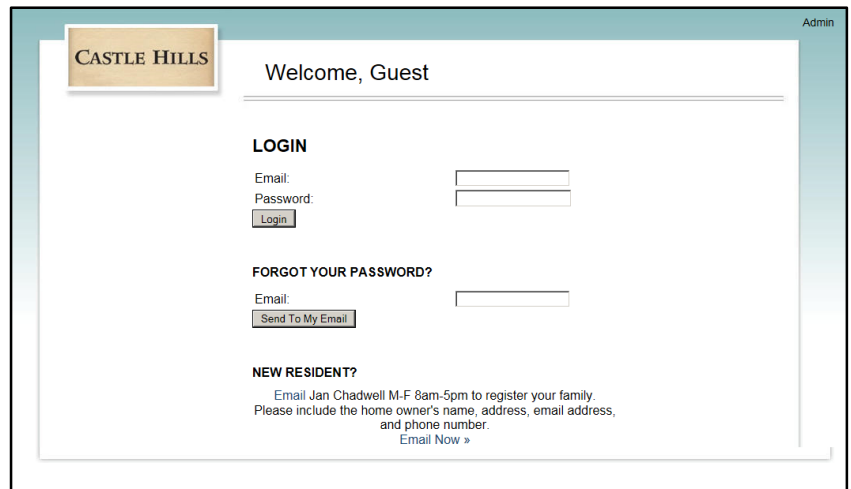
- Mail is delivered right to your door by the Homeowners Association's very own mail carriers
- Six amenity centers, each includes:
 - Workout center
 - Restrooms and drinking fountains
 - Community pools (membership fee applies and three require lifeguards during the summer)
- The main amenity center also has a library and game room as well as a CHRA satellite office that is open seven days a week (excluding holidays)
- Three amenity centers have banquet rooms (rental fee applies)
- Four lighted tennis courts
- Two basketball courts
- Sand volleyball court
- Annual Easter Egg Hunt (includes approximately 14,000 Easter eggs plus the Easter bunny visit)
- Annual 4th of July Freedom Festival Event (food, music, games, activities, and fireworks show)
- Two office locations, one open seven days a week (excluding holidays) – four full time and two part time staff
- Holiday lights throughout Castle Hills on amenity center buildings and many trees in parks and medians



INFORMATION AVAILABILITY:

A resident-only website was created for all homeowners in Castle Hills. Residents can find the following Castle Hills information online:

- HOA Documents
- ARC Guidelines and Forms
- Mail Center Forms
- Residential Directory
- New Resident Information
- Community Classified Ads
- Links to Utility Companies
- Archived Newsletters
- Community Calendar



The screenshot shows a web browser window displaying the Castle Hills resident website. The page has a light blue header with the "CASTLE HILLS" logo on the left and an "Admin" link on the right. The main content area is white and features a "Welcome, Guest" message. Below this, there are three sections: "LOGIN" with fields for "Email:" and "Password:" and a "Login" button; "FORGOT YOUR PASSWORD?" with an "Email:" field and a "Send To My Email" button; and "NEW RESIDENT?" with a paragraph of instructions and an "Email Now »" link. The page is framed by a thin black border.

