

As a homeowner, you should be aware that the Architectural Committee's (ACC) review is limited to a determination of whether the proposed improvement complies with the requirements of the Architectural Guidelines and Rules and Regulations that govern our community. It is your responsibility to determine if the improvement you are proposing complies with all local, county, state governmental regulations.

You are also responsible to have all of your underground utilities located before you start digging on your property. The Architectural Guidelines, and any other regulations or guidelines may be issued in the future by the ACC, are subject to revision, repeal or amendment at any time.

The proposed improvements must be compatible with the architectural characteristics of the resident's home, adjoining homes, and the neighborhood setting. Compatibility is defined to include but not be limited to similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

How do I apply for approval?

Complete an ACC Modification form including a detailed description of the alteration or improvement. The form is located under HOA/forms and docs on the website, www.pecansquarehoa.com. Email completed form and all supporting documents to PS.ACC@fsresidential.com or upload your documents in the Connect software.

Accompanying the completed form, you should also include:

- ◆ Overall Dimensions-height, length, width, type, style and color (visual impact within the community).
- ◆ Listing of types of materials to be used (material and color samples included if applicable)
- ◆ Plot plan of your property (you should have received at closing in your closing documents, if not, contact your builder for the plan) indicating location of proposed change. Location should relate favorable to the landscape, topography, the existing structure, neighboring structures within the neighborhood.
- ◆ Current clear photos of the property existing condition (as applicable), could also be marked to show the location of the proposed change
- ◆ Brochure, catalogues, photos, or manufacturer's cut sheets of all items proposed
- ◆ Plan depicting the improvement location (adding plants, installation of the improvement-ie play structure, trampoline, etc);
- ◆ A landscaping plan indicating the proposed type and location of existing and proposed vegetation
- ◆ If proposal is lighting, specify the type of lights, wattage, and the direction of light projection anticipated
- ◆ Completion date of project-Projects that remain incomplete for long periods of time are visually objectionable and can become a nuisance to the neighbors. All projects obtaining approval shall be completed in a timely fashion per the governing documents.
- ◆ Property Access plan if building a pool.

Remember, you cannot install or erect any improvement in the setback, or easement without approval, and there shall be no interference with or modification to the established drainage pattern of your property.

The decision of the ACC could take up to 30 days or less, after receipt of all required documents. The absence of a reply from the ACC does not constitute approval of proposed work.