

Excerpts From The Hilltop Place Deed Records

Relative To The Architectural Committee

1. No building or other improvement of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design thereof or any addition made thereto or exterior alteration made therein after original construction, on any property in the subdivision until the obtaining of the necessary approval (as hereinafter provided) of the construction plans, elevations, and specifications and a plat showing the location of such building or other improvements. Approval shall be granted or withheld based on matters of compliance with the provisions of this instrument, quality of materials, harmony of external design with existing and proposed structures and location with respect to topography and finished grade elevation.
2. Applicant must submit by registered or certified mail, return receipt requested, to Architectural Control Committee, care of Hilltop Place, Ltd., P.O. Box 709, Wimberley, Texas, 78676, two sets of rough schematic drawings showing size, specifications, floor plans, elevations, and plot plan.
3. Elevations must show all sides, and types and colors of materials.
4. Plot plan must show building lines showing all setbacks, fencing, landscaping, and locations of the septic tank and leach bed if said building is to be built on a lake or creek lot.
5. Committee will review, make a written response as to any recommendations, and return one copy of the schematic drawings to the applicant within 18 days of receipt.
6. Applicant will then make any changes that are requested and submit two sets of working drawings and specifications to Committee by registered or certified mail, return receipt requested.

7. Committee will then review plans and specifications and either approve or reject. One set of these plans and specifications will be returned to the applicant.

8. If approved, these plans and specifications will become documents that the residence must be built by. If any changes are desired by the applicant, these documents must be resubmitted. Upon receiving approval of these documents, the builder or applicant must commence building within sixty days or the approval will become void.

9. The Architectural Control Committee exercises the right to inspect the premises at any time during construction in order to insure that all restrictions are being complied with, and that the residence is being built in conformance to the documents that have been approved.

10. Approval or disapproval as to architectural control matters as set forth in the preceding provisions shall be in writing. In the event that the authority exercising the prerogative of approval or disapproval fails to approve or disapprove in writing any plans and specifications and plats submitted to it in thirty days following such submission, such plans and specifications shall be deemed approved and the construction of any such building and other improvements may be commenced and proceeded with in compliance with all such plans and specifications and plats and all other terms and provisions hereof.

11. All lots in Hilltop Place, Section 2, which are five acres and larger shall be known as "Ranches".

12. None of the lots or the improvements thereon except for the designated "commercial tracts" and "semi-commercial tracts" shall be used for anything other than single-purchaser, private residential purposes. All outbuildings such as garages, servant quarters, guest quarters, barns and stables must comply with the Architectural Control Committee and be used in conjunction with a single-family, privately owned residence. For the purposes of this instrument, the word "lot" shall not be deemed to include any portion of the following areas shown on the recorded plat: any esplanades or greenbelts (unless shown on plats), any unrestricted or reserve areas shown on the plats.

13. The living area of the main residential structure (exclusive of porches, whether open or screened, garage or other car parking facility, terraces, driveways and servants' quarters) shall not be less than the following respective amounts for each designated particular types of lots: Hilltop Place, Section 2- "Ranches" 1400 square feet a one-story dwelling, and 1800 square feet for a two story dwelling.

14. No building shall be located on any lot nearer than forty feet to the front street or nearer to the street side line than fifteen feet. No building shall be located nearer than twenty-five feet to an interior lot line of a "Ranch / tract".

15. For the purpose of this covenant, eaves, steps and unroofed terraces shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of the construction on a lot to encroach upon another lot, except that said eaves, terraces, etc., shall be considered a part of the building for the purpose of side street set-backs. Variations from these requirements as to building location may be granted by the Architectural Control authority if the above requirements are not feasible, considering the terrain of the lot.

16. All fencing on the perimeter of lots will be split rail or rustic in character with a minimum of three feet and a maximum of six feet in height. Wire netting or its equivalent may be applied to this fence if it is applied to the lot owner's side. All fencing must be approved by the Architectural Control Committee.