

# SCOFIELD RESIDENTIAL AREA DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

## **ADVISORY COMMUNICATION**

By  
**ARCHITECTURAL CONTROL COMMITTEE**

### **RESIDENTS:**

Please keep in mind that when undertaking improvements on your property, there are multiple occasions when you should seek ACC Review & Approval. There are also typical maintenance improvements that do not need ACC Review & Approval.

The occasions for each are as follows:

### **MAINTENANCE NOT REQUIRING APPROVAL**

- Painting (Same as Original Earth Tones)
- Re-roofing (Compliant to Deed Restriction Color "Weather-wood")
- Fence Replacement (Compliant to Deed Restriction material "Cedar")
- Glass and Masonry Repairs (Matching Original)
- Driveway and Sidewalk Repairs (Matching Original)
- Dead or Damaged Landscape Grass & Shrub Replacement
- Fascia, Siding, & Trim Replacement (Cement Board Recommended)
- Outdoor Deck & Railing Replacements

### **IMPROVEMENTS REQUIRING ACC APPROVAL**

- Alternate Exterior Painting Schemes
- Alternate Fascia Siding & Trim Replacement
- Alternate Fence Design or Fence Type Replacement
- Alternate Roof Replacement & Construction
- Alternate Garage Door Replacement
- Alternate Exterior Door & Window Replacement
- Major Landscaping Changes or Improvements
- New Tree Placements (Reviewed to Avoid Property Conflict)
- Tree Removals (May Require COA compliance)
- Storage Room Construction / Placement
- Building Additions
- Porch and Deck Additions
- Solar Panel System Implementation (Reviewed to Avoid Property Conflict)
- Exterior Light Placement (Reviewed to Avoid Property Conflict)
- Revised HVAC Compressor Placement

### **Note**

This is intended to be a cursory check list for easy reference. If in doubt, Residents would be best served to inquire with the Administrative Management Company before undertaking Major Project Implementations or Improvements.

### **Caution**

Residents should as well be aware that major building improvements, additions, and storage rooms (over 200 SF) require a COA Building permit. Although the HOA can consider waiver of HOA fines, a City of Austin Code or Ordinance Violation is difficult to deal with and resolve.

Owners may contact Certified Management of Austin at (512) 339-6962 or [frontdesk@cmaustin.com](mailto:frontdesk@cmaustin.com) to obtain information on submitting projects to the ACC. ACC request forms may be downloaded from the association's website, <http://www.scotfieldfarms.org/>.