

Architectural Control Committee 2023 Annual Meeting Report

Jacque Forrest

ACC Chairman

Deed Restrictions as an Asset

- Deed restrictions made BVS the desirable residential area it is
 - Differing opinions of what is acceptable.
 - Deed Restrictions provide a single definition for all
 - Major design parameters defined
 - Aesthetic choices left to the owner
- Continued compliance maintains that appearance
 - Desirability of our neighborhood and our property values
 - Protection from negative impacts of city zoning changes
 - Must continue to be enforced, i.e. not become abandoned

ACC Committee

- Homeowners who **volunteer** for benefit of community
- ACC created in the deed restrictions to regulate what is built
 - Project Plan reviews and approvals
 - Inquiries – what needs approval; what the constraints are
 - Complaints – Potential deed restriction violations; City code violations referred to Austin Code Enforcement
- Committee Members
 - Kay Wolking Bratton
 - Tony Brocato
 - Pamela Collier
 - Vikki Jacobi
 - Suzie LaPlant
 - Jacque Forrest, Chairman

ACC Approval Process

- Plans submitted to ACC by email
 - Plot plan with distances to property lines
 - Elevation drawings with exterior materials.
 - Be sure an include property address!
- Submittal screened by ACC chair for missing information
- Plans sent to committee members for review & comment
 - Mostly by email; In-person committee meetings as needed
 - Meet with homeowner on-site if needed to understand plans
 - Committee votes to approve or deny based on compliance
 - Feedback to property owner if violates deed restrictions
- Approval recommendation sent to HOA Board for final approval
- Approval letter sent to owner

Deed Restriction Compliance

- Prevent New Violations – Focus on increasing awareness
 - HOA Newsletters, Welcome Folders, Group emails
 - Emails to listing agents of homes for sale
 - “Deed Restrictions Enforced” signs at entries
- Proactively Enforce for Compliance
 - Review and approve plans that comply
 - Deny approval of plans to do not comply
 - Monitor City Permit Applications
- Reactively Enforce for Compliance
 - Respond to reported potential violations
 - Violations built without approval
 - Strive to find acceptable resolution with homeowner
 - Most voluntarily agree to modify or replace to comply
 - Legal action only as the last resort

2023 ACC Activities

- 30+ Approvals
 - Additions, fences, pools, patio covers
 - **Most complied as submitted**
 - Several project approvals denied
 - Some designs revised based on feedback from review and resubmitted
- 25+ Complaints; 30+ Inquires
- Violation resolutions
 - Mostly by denying approvals which prevented the violation from being built
 - Resolved the long-standing violation with legal action.
 - Several still in process
- Most frequent issues
 - **Minimum rear setback**
 - Masonry exterior on additions
 - Front facing garages & carports
 - Outbuilding exterior materials and attachment to dwelling

How you can help

- **Share the message**, especially with new neighbors
 - Submit all projects for review and approval prior to construction
- Report construction on your street to ACC for follow-up
 - Be sure to include property address and a photo
- Be a good example!
- Questions? Comments?