

BIRCH CREEK FOREST PROPERTIES, INC.

ARCHITECTURAL CONTROL COMMITTEE (ACC) POLICY

Purpose:

This policy outlines the requirements for property owners submitting an ACC Application to Birch Creek Forest Properties, Inc., ensuring compliance with applicable rules, environmental regulations, and community standards. Owners must submit the ACC Application with the required information below:

Requirements:

1. County Approval for Septic Systems:

- Owners must obtain approval for a new septic system from the **Burleson County Environmental Office (BCEO)** prior to any construction.
- A copy of the approval documentation must be attached to the ACC Application.
- Septic system plans must also be included with the ACC Application.
- It is the owner's responsibility to ensure that an existing septic system on their property was installed with the proper permits and meets BCEO requirements.

2. Structure Plans:

- A copy of the structure plans, detailing the proposed construction, renovation, or improvements, must be submitted with the form.

3. Setback Compliance :

- All plans must comply with the Deed Restriction setback requirements. Owners must ensure plans reflect appropriate distances from property lines and neighboring dwellings.

1. 30 ft. front building line (20 ft. on lots with a depth of less than 80 ft.).
2. 20 ft. side street building line (15 ft. if approved by the Committee).
3. There is a Dedicated 10 ft utility easement on the front property line.
4. 5 ft building line along inside lot lines and rear lot lines.
5. 10 ft Reserved Bluebonnet Electric Co-Op easement along all lot lines.

4. Utilities:

- Any planned utility installations (e.g., water, electricity, gas) must be clearly noted in the submission.

5. Additional Permits or Approvals:

- Any required permits from local authorities or agencies beyond septic system approval must be attached.

6. Land Use and Grading Plans (if applicable):

- For significant projects, a grading plan or land use proposal must be included to ensure proper drainage and environmental preservation.

7. Review and Approval:

- The ACC will review all applications to verify compliance with HOA Deed Restrictions and county requirements. **ACC approval must be obtained PRIOR to construction beginning.**
- All required documents must be submitted at least **30 days prior to the start of construction** to allow time for review by the ACC.

8. Compliance and Enforcement: Noncompliance with this policy may result in delays, fines, or other enforcement actions as outlined in the Association's *Enforcement, Fines and Fees Policy*.

CERTIFICATION

We, the undersigned officers of Birch Creek Forest Properties, Inc., hereby certify that this Architectural Control Committee (ACC) Policy was approved and adopted by the Board of Directors on June 06, 2026. It has been entered into the official books and records of the Association and shall be recorded in the Official Public Records of Real Property of Burleson County, Texas. This policy replaces and supersedes the prior version of this policy that was included within Document Number 2012-509, which the Board of Directors rescinded in its entirety.




Renita Odstrcil, President



Thomas Scott Howard, Vice-President



John Dunkleman, Secretary



Ann Marie Gallagher, Treasurer



Dennis Shook, Assistant Secretary/Treasurer