



# PATINA POINTE

## ***Architectural Control Committee Application***

1350 Dominion Plaza  
Tyler, TX 75703  
Phone: (903) 509-8844  
[patinapointeacc@genecov.com](mailto:patinapointeacc@genecov.com)

### **Requested approval:**

- ☐ Home
- ☐ Landscape
- ☐ Fence
- ☐ Detached Structure
- ☐ Other

Property Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Lot Address: \_\_\_\_\_ Lot # \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

General Contractor: \_\_\_\_\_

GC Phone #: \_\_\_\_\_ GC Email: \_\_\_\_\_

Projected Start Date: \_\_\_\_\_ Planned Completion Date: \_\_\_\_\_

### Checklist of items needed –

- Elevations
- Site plan with all improvements shown
- Location of improvements
- Exterior dimensions
- Accurate setbacks including any easements
- Landscaping plan
- Pool plan (if applicable)

### ***House Plan Questionnaire***

- Total sq. ft. under roof: \_\_\_\_\_ Total heated/cooled sq. ft.: \_\_\_\_\_
- Roof pitch on the house: \_\_\_\_\_
- Is the drainage plan shown on site plan? \_\_\_\_\_
- Is 80% of the water from the roof of the dwelling area run underground? \_\_\_\_\_

#### **Exterior Material:**

- Percentage of Brick: \_\_\_\_\_ Stone: \_\_\_\_\_ Siding: \_\_\_\_\_ Stucco: \_\_\_\_\_
  - Other: \_\_\_\_\_
- What roofing material and color will be used on the house? \_\_\_\_\_  
\_\_\_\_\_
- What exterior colors will be used including paint color, brick, stone, stucco, etc.? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Is the 4' sidewalk shown on the site-plan? \_\_\_\_\_
- Are the proposed retaining walls shown on the site plan? Retaining walls must be approved by the ACC before installation. \_\_\_\_\_
- What material will be used on the exposed side of the retaining walls? The exposed side of the wall is required to be finished. \_\_\_\_\_

#### **Fencing:**

- Proposed fence location and materials on must be shown on site/fence plan. Minimum fence height is 6' in Patina Pointe.
- Fencing type: \_\_\_\_\_
- Color/finish: \_\_\_\_\_
- Height: \_\_\_\_\_
- Column materials(if any): \_\_\_\_\_

#### **Landscaping:**

- Are you submitting the landscaping plan with this application? \_\_\_\_\_
- Are the trees that are remaining marked on site or on the site plan? \_\_\_\_\_

***Are there any additional comments or information you would like the committee to consider in the application review process:*** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**HOW TO SUBMIT YOUR PLANS:**

1. Send application & house plans via email to [PatinaPointeACC@Genecov.com](mailto:PatinaPointeACC@Genecov.com)
2. Pay application fee and \$5,000 Refundable Builder Deposit. Mail check or drop off-  
1350 Dominion Plaza  
Tyler, TX 75703  
C/o Patina Pointe ACC

**FEE SCHEDULES:** *Make check payable to: Genecov West Mud Creek, LLC*

- Home & Landscape: \$150
- Pool: \$50

**GENERAL INFORMATION:**

Before submitting plans, please consult your copy of the Design Guidelines and the Declaration of Covenants, Conditions and Restrictions. It is the responsibility of the lot owner to provide the contractor with a copy. Also, the home builder must complete a New Builder Application and be approved by Genecov Residential prior to starting construction on any projects in Patina Pointe.

I understand that: The Architectural Control Committee (ACC) will approve or disapprove the application within 15 DAYS OF RECEIPT OF A COMPLETE APPLICATION AND ALL REQUIRED DOCUMENTATION. Incomplete applications will not be considered. If the completed application is disapproved, the reason for disapproval shall be given to the applicant so corrective measures can be taken and a new application can be submitted.

The Owner/General Contactor must agree to the following prior to any consideration by the ACC:

- A silt fence is required to be installed around the entirety of the property prior to the construction site and construction entrance and exit.
- If silt and mud are in the street from the construction site and it is not cleaned up within 3 days of notice being given Genecov Development will clean the area and bill the buyers \$5,000 Refundable Building Deposit.
- Owner/General Contractor is fully responsible for the conduct of all sub-contractors including and not limited to trash, littering, burning, parking, loud music and unacceptable personal behavior.
- Subs are to park in the street and not in the lot to avoid unnecessary mud in the streets.

**\$5,000 REFUNDABLE BUILDING DEPOSIT:**

This deposit will be used toward any remediation required to keep a clean and safe construction site and to ensure Design Guidelines and architectural restrictions are met. When

the Building Checklist is completed and approved by the ACC the remaining deposit funds will be returned to the lot buyer. In the event of an issue arising you will be notified in writing and given three (3) days to remediate the cause of the withdrawal. If no action is taken Genecov Development will withdraw funds from the deposit to remedy the issue.

**INFORMATION ON TREE CLEARING PLAN FOR SITE CLEARING:**

The Landscape Plan must include a tree clearing plan showing the location of all existing trees six (6) caliper inches or larger that are located outside the house pad site. The ACC wants to see what trees will be removed and which ones will remain. If you do not have a Landscape architect to map this out, simply chart all trees larger than 6 caliper inches around the house pad site and circle ones that will stay and "X" ones that will be removed. If smaller trees will remain on the lot, please indicate those as well.

Our desire is to preserve as many trees on site as possible, while providing enough room for trucks and machines to access the job site. We strongly discourage total clearing of the lot and want to keep as many trees as possible throughout this development.

**ADDITIONAL INFORMATION FOR ALL OWNERS AND BUILDERS:**

- A. No construction activity shall take place prior to the approval of the ACC. The ACC will take a maximum of fifteen (15) days to approve the project. If alterations are made prior to approval, owner may be required to return the property to its former condition at their expense if this application is not approved wholly or in part, and owner may be required to pay all legal expenses incurred if legal action becomes necessary.
- B. Members of the Architectural Control Committee are permitted to enter on the property to make reasonable inspection of proposed construction locations.
- C. Roll off dumpsters and portable toilets should be placed on the lot (not in the street).  
*Note: if items are placed in the right of way, you may be asked to move them if necessary.*
- D. Concrete siding is only siding material approved for use in Patina Pointe.
- E. Drainage issues that affect neighboring properties need to be discussed and resolved cooperatively between neighboring property owners/builders.
- F. During periods of heavy rainfall or other conditions causing mud to be created on the building site or spilling into streets and storm sewer, Owner/General Contractor will cover the affected areas with hay, wattle logs or other suitable material to suppress the amount of mud and dirt carried onto the street and will be required to clean the street. Additional silt fence must be used to control silt if the initial silt fence is torn, ripped or compromised in any way.
- G. Installation or changes made prior to receiving proper approval is a violation of the Declaration and could result in penalties and/or fines.
- H. All A/C units, trash cans, and gas meters must be screened from the view of the road with landscaping or masonry walls.
- I. The approval by the ACC shall not be construed as a representation, warranty or assurance by the ACC or the Developer that the proposed improvements comply with applicable statutes, laws, ordinances, codes, rules, regulations, and requirements and

shall not constitute the assumption of any liability on ACC or Developers part for their accuracy or compliance with such statutes, laws, ordinances, codes, rules, regulations and requirements.

- J. Patina Pointe POA, Inc. and its Board of Directors, Officers and Architectural Control Committee members hereby expressly disclaim any representation, liability, obligation, or duty in connection with the proposed construction described herein, including without limitation any warranty, either expressed or implied, of habitability, suitability, fitness for purpose, safety, compliance with applicable laws and restrictive covenants, or the effect of the proposed construction upon any surrounding property. By the execution and delivery of this application, the owner and/or applicant expressly covenants and agrees to indemnify and hold Patina Pointe POA, Inc., and it's officers, directors, committee members, employees, agents, successors and assigns harmless from any cost, loss, claim liability, damage, expense, or other obligation arising from, related to, or any way connected with the construction proposed herein or the effects thereof, including without limitation any claim by any person or entity that such construction (i) fails to meet the requirements of any applicable law or restrictive covenants (ii) is unsafe or unsound, or creates a nuisance or other dangerous condition, or (iii) inversely of improperly affect the drainage of the water on, across, or under the property in question or any surrounding property. I understand the construction applied for in this permit must be completed within a period of (18) months from the date of approval.

*I certify that I personally have read the deed restrictions for Patina Pointe and understand the requirements mentioned above. To the best of my knowledge, these plans conform to the deed restrictions. I understand that the lot owner is responsible for making sure all improvements to the property are approved prior to installation. If unapproved items are installed such as driveways, retaining walls, fences, etc. I will take necessary measures to correct any nonconforming issues within thirty (30 days) of notice being given by the ACC.*

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**Owner's Name and Signature**

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**Date**

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**General Contractor Name and Signature**

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**Date**

Approved: ☐ Yes ☐ No

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**ACC Representative**

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**Date**

ACC Comments: \_\_\_\_\_