

MERIDIAN HOMEOWNER ACC CLINIC

AGENDA

I.	ACCs in Documents (Michele)	6:30 – 6:35 p.m.
II.	ACC Form & Follow-up Photo Process	6:35 – 6:40 p.m.
III.	Fence Stain Colors	6:40 – 6:45 p.m.
IV.	Paint Colors	6:45 – 6:50 p.m.
V.	Sheds	6:50 – 6:55 p.m.
VI.	Patio Covers/Arbors	6:55 – 7:00 p.m.
VII.	Trees	7:00 – 7:05 p.m.
VIII.	Landscape Edging	7:05 – 7:10 p.m.
IX.	Pools	7:10 – 7:15 p.m.

MERIDIAN HOA WEBSITE: www.meridianhoa.net

MERIDIAN HOMEOWNERS' ASSOCIATION, INC.
Architectural Control Submission Form

Owner (Applicant): _____ Account: _____
Street Address: _____ Zip: _____
Lot: _____ Block: _____ Village/Subdivision: _____
Contractor: _____ Phone/Email: _____
Project Start Date: _____ Project Completion Date: _____
Notification Method: (Please circle preferred)
Phone: H) _____ W) _____ C) _____
Mailing Address (if different) _____
Email: _____

Modification or Addition Requesting:

<input type="checkbox"/> Remodeling/Additions	<input type="checkbox"/> Landscape: planting and/or edging	<input type="checkbox"/> Sports/Play Equipment
<input type="checkbox"/> Storage Shed/Arbor/Gazebo	<input type="checkbox"/> Pool / Spa	<input type="checkbox"/> Hardscape: paving, sidewalk, drive
<input type="checkbox"/> Decks/Patio: extension or cover	<input type="checkbox"/> Garage Door(s) / Exterior Door(s)	<input type="checkbox"/> Lighting: fixtures and location
<input type="checkbox"/> Fence/Wall: replacement or extension	<input type="checkbox"/> Exterior Color (Paint)/Materials	<input type="checkbox"/> Other: _____

DESCRIPTION OF/AND REASON FOR REQUEST: *Is this request in response to a violation letter we sent you? YES ☐ - NO ☐

Please **make sure** you have attached/included all of the following information:

- ☐ A completed Submission Form (including signature below acknowledgement notice on next page)
- ☐ A description of the project, including height, width and depth, roofing materials, colors etc.
- ☐ A complete materials list of the project, including paint samples and/or stain color
- ☐ A picture or drawing of the intended/existing project (sketches, clippings, catalog illustrations and other data or links to websites)
- ☐ A site plan showing the location of the house along with any other structures on your lot, and the proposed structure (including dimensions from the property line or other structures)

Please send to: Meridian Homeowners' Association, Inc.
Mail: 2555 SW Grapevine Pkwy, Ste 300, Grapevine, TX 76051
Fax: 817-310-6950 Phone: 817-310-6900
Email: mcarc@cmamanagement.com
www.cmamanagement.com

For Office/Committee Use Only:

Date Submission Received: _____

☐ APPROVED ☐ APPROVED W/STIPULATIONS ☐ DENIED ☐ DENIED PENDING ADD'L INFORMATION

By: _____ Date: _____

Conditions/Comments/Suggestions: _____

Committee Pre-Approval Inspection _____ Committee Post-completion Inspection _____

Owners Acknowledgements:

I understand:

- That no work on this request shall commence until I have received approval of the Architectural Control Authority (ACA);
- Any construction or alteration to the subject property prior to approval of the Architectural Control Authority is strictly prohibited. If I have commenced or completed any construction or alteration to the subject property and any part of this application is disapproved, I may be required to return the subject property to its original condition at MY OWN EXPENSE. If I refuse to do so and the HOA incurs any legal fees related to my construction and/or application, I will reimburse the HOA for all such legal expenses incurred.
- That any approval is contingent upon construction or alterations being completed in a neat and orderly manner;
- That there are architectural requirements covered by the Covenants and a board review process as established by the Board of Directors;
- All proposed improvements to the property must comply with city, county, state and local codes. I understand that applications for all required building permits are my responsibility. Nothing herein shall be construed as a waiver of modification of any codes. My signature indicates that these standards are met to the best of my knowledge.
- That any variation from the original application must be resubmitted for approval;
- That if approved, said alteration must be maintained per the Declaration of Covenants, Conditions and Restrictions for the HOA.
- This alteration will not detrimentally affect the proper drainage of any common areas or surrounding lots. I will be responsible at my expense to correct any drainage problems to such areas that may occur as a result of this work or alteration.
- *The Builder/Applicant acknowledges and agrees that the Committee and Association assume no liability resulting from the approval or disapproval of any plans submitted. The Committee and the Association assume no liability and make no representations regarding the adequacy or quality of any submitted plans or whether such plans comply with any or all governing authority requirements. The Committee review, comments, and/or approvals do not relieve the Builder/Applicant of their responsibility and obligation to comply with the Master Declaration, Master Design Guidelines, or Subdivision Guidelines as applicable. The Builder/Applicant agrees to grant the Association accesses to property at any reasonable hour to inspect for compliance issues.*
- *It is the duty of the owner and the contractor employed by the owner to determine that the proposed improvement is structurally, mechanically and otherwise safe and that it is designed and constructed in compliance with applicable building codes, fire codes, other laws or regulations and sound practices. The Meridian Homeowners' Association, the ACA Committee and any employee or member thereof, shall not be liable in damages or otherwise because of the approval or non-approval of any improvement.*

I certify that the above information is an accurate representation of the proposed improvements and that the work will conform to applicable codes, covenants and standards. I also certify that the improvements will be completed in accordance with the approved application. I understand that construction is not to begin until approval has been received from the Architectural Control Authority. The Architectural Control Authority has permission to enter the property to make inspections, as they deem necessary.

Owner/Applicant Signature: _____

Date: _____

Co-Owner/Applicant Signature: _____

Date: _____

Informational Addendum

REVIEW PROCESS - The ACA may take up to thirty days from the scheduled meeting date to render a decision. However, the ACA will use every reasonable effort to expedite the review process. Applications will be reviewed prior to the scheduled meeting date for completeness and the ACA may request additional information to help clarify proposal. An applicant may appeal the decision (see below).

APPLICATION - The application must be accompanied with necessary documents, photos, drawings, brochures, and information necessary to present to the ACA. Property owners must sign the application. Contractor's signatures for property owners will not be accepted. Modifications are not permitted to commence until the modification has been reviewed and approved by the ACA.











APPEALS - Requests to appeal an ACA decision must be made in writing within thirty days after the Modification application has been returned to the property owner.

Submitting an Architectural Modification Application Online

To submit an application online, you must be a register user. If you are not, you must first follow the steps to register and receive a password.

In your Homeowner toolbox click on **ACC Request**, read the information carefully before beginning the process. Then click on **New ACC Request**. The ACC Request form will appear.

Homeowner Toolbox

[Homeowner Connection](#)
[Account Information](#)
[My Profile](#)
[Violations](#)
 [ACC Request](#)
[Pay Assessments](#)
[FAQs](#)
[Calendar](#)
[Work Orders](#)

ACC Submission/Application Form

Owner (Applicant): Judi Phares Account: 321002

Street Address: 1967 Impala Lane Zip: 75093

Lot: Block: Village/Subdivision:

Contractor:

Contractor Phone: Contractor Email:

Project Start Date: Month Day Year Project End Date: Month Day Year

Contact for Additional Information Only.

All owners will be notified in writing by mail (USPS) once the request has been approved or denied.

How Should We Contact You?

Home Phone: Work Phone: Cell Phone:

Mailing Address (If Different): Zip:

Email:

Owner information:

This information will populate from your login information.

Contractor information:

This information is required for any work being completed. If you are doing the work yourself please enter your name.

Project Start Date & Project End Date:

Select the dates the project will begin and end as accurately as possible.

(ACC Request Continued)

What is the modification requested? Do you need to submit more than one request?

(Note: Some projects will require multiple requests if you make multiple modifications.) For example, if you are adding a pool, barbeque structure, gazebo and landscaping, you should submit four requests, one for each component. If all modifications are outlined in a single plan from your contractor, attach the same plan to each request. Your ACC committee will approve or deny each of the separate requests. Owners will be notified by mail.

<input type="checkbox"/> Detached Structure/Building	<input type="checkbox"/> Exterior Modifications
<input type="checkbox"/> Fence	<input type="checkbox"/> Landscaping
<input type="checkbox"/> New Construction	<input type="checkbox"/> Ornamentation
<input type="checkbox"/> Paint	<input type="checkbox"/> Patio/Arbor/Deck
<input type="checkbox"/> Play Equipment	<input type="checkbox"/> Pool/Spa
<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Roof
<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Shed
<input type="checkbox"/> Solar Screen(s)	
<input type="checkbox"/> Other: <input type="text"/>	

Description of and Reason for Request:

Is this request in response to a violation letter we sent you?

Yes: ☐ No: ☒ ★

Documentation Required:

This section allows you to attach documentation required in order to review your submission. Documentation required is based upon the Architectural Guidelines or CC&R's of your Community. For example; Survey Plat, Paint or Stain Color, Materials list, City permits, etc.

If you have any items that you cannot upload please have them delivered to the location indicated on your form.

Any applications missing the required attachments may be delayed or denied.

Modification or Addition Requested

Select the type of modification or addition that will be made; if you have any questions about which type to choose please contact your association Manager.

Description of and Reason for Request

Please describe the modification with as much detail as possible.

★ Is this request in response to a violation?

If you are in receipt of an ACC Violation letter and are submitting your request in response please select "Yes"

Required Documents to Support Your Modification or New Construction Request

Your request may require some or all of the following:

1. A description of the project, including height, width and depth, roofing materials, colors etc.
2. A complete materials list of the project, including paint samples and/or stain color
3. A picture or drawing of the intended/existing project (sketches, clippings, catalog illustrations and other data or links to websites)
4. A site plan showing the location of the house along with any other structures on your lot, and the proposed structure (including dimensions from the property line or other structures)

File:	<input type="text"/>	<input data-bbox="1421 961 1485 987" type="button" value="Browse..."/>
File:	<input type="text"/>	<input data-bbox="1421 1045 1485 1071" type="button" value="Browse..."/>
File:	<input type="text"/>	<input data-bbox="1421 1129 1485 1155" type="button" value="Browse..."/>
File:	<input type="text"/>	<input data-bbox="1421 1213 1485 1239" type="button" value="Browse..."/>
File:	<input type="text"/>	<input data-bbox="1421 1297 1485 1323" type="button" value="Browse..."/>

Please review your association's documents for requirements before submitting to make sure all required items are uploaded.

ACC requests which fail to include required information will be denied.

Owners Acknowledgements:

Required:

Check the box below to certify your Acceptance of ACC provisions. You must check in order to SUBMIT YOUR REQUEST.

☒ I certify that the information is an accurate representation of the proposed improvements and that the work will conform to applicable codes, covenants and standards. I also certify that the improvements will be completed in accordance with the approved application. I understand that construction is not to begin until approval has been received from the Architectural Control Committee (ACC). The Architectural Control Committee has permission to enter the property to make inspections, as they deem necessary.

ACC requests which fail to include required information will be denied.

Owners Acknowledgements:

Carefully read the terms and conditions of your application.

When finished mark the box under **Required Acceptance**

Then click **Submit ACC Request** at the bottom of the form.

MERIDIAN FOLLOW-UP PHOTO PROCESS

Follow-up Photo Stipulation:

All ACC approvals (with or without other stipulations) will have a stipulation requiring the owner to submit a follow-up photo of the completed project:

“A photo of the completed project must be sent to CMA within 30 days of completion for the ACC to confirm compliance with the submittal. Project must be completed within 6 months of approval, and the photo must be received by CMA within 30 days of completion or it becomes a violation and will be sent to Compliance for follow up. No architectural requests can be closed until the ACC confirms the projects were completed per the approved plans. Photos may be submitted by email to mcarc@cmamanagement.com, or sent to Meridian HOA at 2555 SW Grapevine Pkwy, Ste 300, Grapevine, TX 76051. Please attach your name, address, date of completion, and type of ACC to the photo. Photos will not be returned.”

Once the committee has reviewed and approved the photos, a letter will be sent to the owners notifying them that the ACC request has been closed.

Meridian Homeowners Association, Inc.

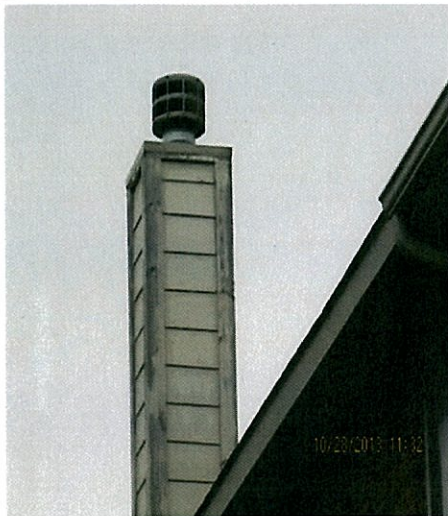
December 20, 2013

Re: Exterior Wood Siding, especially Chimney Siding and Wood Fencing

Dear Meridian Owner(s),

As the year is soon to end, the Meridian Homeowners Association is working on goals for 2014. The Meridian Board wanted to take this time to ask you to inspect your exteriors for maintenance needs, especially the chimneys and fences.

Below is an example of a chimney and a fence in need of maintenance and painting:



Special Time Allowance Announcement

The Meridian Board wants to allow all owners an extension of time to paint the exterior wood siding of their homes, especially their chimneys until **February 28, 2014**.

Due to the number of homes needing this work, the Association will be conducting exterior paint maintenance inspections. The inspection schedule will be as follows, *weather permitting*:

North side of Cameron Bay – Week of March 10, 2014

South side of Cameron Bay – Week of March 24, 2014.

Note: All other types of inspections will continue as normal. This will allow CMA to receive phone calls and questions from owners who may need additional information.



All fences must be maintained and stain colors must be approved by the ACC Committee and all pickets must be the same color or submit color to the ACC **on or before February 28, 2014**.

Please go online to the Meridian website: www.meridianhoa.net to obtain an ACC Form to fill out *or* submit online at www.cmamanagement.com.

If you have any questions about an ACC submittal, please contact Kay Martin at Kmartin@cmamanagement.com or contact Kay at the CMA Management Office at 817-310-6900.

For your convenience, the “approved” exterior paint colors for homes you could use without requesting ACC approvals are enclosed, but for your convenience, they are also found on the Meridian Homeowner Association website: www.meridianhoa.net.

All the best,

MERIDIAN HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS

Enclosure - 1

2555 SW Grapevine Parkway, Suite 300 • Grapevine, TX 76051 • Tel. (817) 310-6900 • Fax (817) 310-6950
Corporate: 1800 Preston Park Blvd. Suite 101 • Plano TX 75093 • 972-934-0400 • Fax 972-934-8094

Exterior Paint Colors	Formula Mix	ICI The Master Palette	Glidden The Master Palette	Shewin-William Code	
Sand White	30Yy 58/082	257		Sand Beach - 7529	ICI™ 639 Sand White
Adobe White	40Yy 62/130				
Heron Grey	20Yy 37/094	256		Fenland - 7544	ICI™ 523 Heron Grey
Canvasback	10Yy 23/184	258		Toasty - 6095	ICI™ 458 Canvasback
Legend Tan	20Yy 51/098	257		Barcelona Beige - 7530	ICI™ 539 Legend Tan
Stonington Beige	30Yy 44/114	264	30Yy44/114 Stonington Beige	Khaki Shade - 7533	ICI™ 614 Stonington Beige
Camel Coat	20Yy 43/200	260		Totally Tan - 6115	ICI™ 530 Camelcoat
Plataue Grey	40Yy 20/081	265		Library Pewter - 0038	ICI™ 684 Plateau Grey
Traditional Tan	20Yy 47/145	261		Nomadic Desert - 6107	ICI™ 535 Traditional Tan
Hale Village	20Yy 22/129	261		Resort Tan - 7550	ICI™ 512 Hale Village

IMPORTANT NOTE: ALL EXTERIOR SIDING PAINT MUST BE THE SAME COLOR.

ACC NOTE: Please submit to ACC for exterior siding paint colors if you do not choose from the above approved paint colors. "All" fence stain and paint colors must be submitted to the ACC.

Flashing (up on the roof color) - metal tin type of material that gets painted Grey Hearth 30yy 16/032 - pg 165 Glidden The Master Palette Fandeck

Sherwin William Paint Store located at 724 W. Main, Suite 100, Lewisville, TX

Their Store representatives will be able to assist you with Meridian's paint colors listed on the website and they will assist you with a discount for being a owner at Meridian Homeowners Association. As an added benefit, the Sherwin Williams store will keep your paint color(s) registered under your address should you need them in the future.

Home Depot and Wal-Mart can make the paints above as long as you provide to them the formula mix and the paint color listed above .

Meridian HOA Pre-Approved Fence Stain Selections

The following fence stains have been identified by the ACC and approved by the Board of Directors of the Meridian HOA as pre-approved for staining your fence. If you choose one of these colors, you do not have to request ACC approval prior to performing the work.

A few notes to keep in mind:

- Home Depot, Lowes, WalMart and Sherwin-Williams may be able to custom-mix the stains seen below, but if you are not sure, please either obtain the approved product, or submit a request to the ACC for the color you wish to substitute.
- All stains that are pre-approved are semi-transparent stains. Solid-color stains are not pre-approved, and require a request to be submitted to the ACC.
- Homeowners are not limited to the colors listed within this document. If a homeowner has another color in mind, they would need to go through the ACC approval process.

 <p style="text-align: center;">Sherwin-Williams SW3504 Woodridge</p>	 <p style="text-align: center;">Behr Bright Tamra ST-140</p>
 <p style="text-align: center;">Sherwin-Williams SW3505 Yankee Barn</p>	 <p style="text-align: center;">Behr Redwood Naturaltone ST-122</p>
 <p style="text-align: center;">Sherwin-Williams SW3507 Riverwood</p>	 <p style="text-align: center;">Behr Antique Brass ST-115</p>
 <p style="text-align: center;">Sherwin-Williams SW3511 Cedar Bark</p>	 <p style="text-align: center;">Behr Cedar Naturaltone ST-533</p>

FENCES

7.4 Fences.

- a. **Required Fencing.** The backyard of each Lot must be fully enclosed with a perimeter fence.
- b. **Type of Fencing.** All perimeter fences will be wood. Except for Association Maintenance Fencing which may be wood, stone, metal, brick and/or masonry. No other type of fencing shall be permitted. All fencing shall comply in all respects (including size and location) with applicable City requirements, including, without limitation the City. All perimeter fences shall be six (6) feet in height unless another height is approved by the ACA and shall be a color approved by the ACA. Unless approved by the ACA, fences may not be stained or painted, except that fences may be stained with a clear stain or with the same color stain as originally applied by the Declarant. The portion of all fences which exterior or side faces a street adjoining such Owner's Lot (front, side or rear streets, but not alleys) or which exterior or side faces a Common Area, open space, park or other recreational area adjoining such Owner's Lot (which area may be separated by an alley) shall have the smooth surface of the fence materials facing the applicable street or Common Area. The fence posts and bracing boards on such front, side and rear fences shall face the interior of the fenced yard.
- c. **Location of Fence.** UNLESS APPROVED BY THE CITY AND THE ACA, no fence or wall will be placed (i) on any Lot in a location nearer the street than the front building setback line for such Lot, or (ii) on those certain corner Lots whose rear boundary line adjoins any portion of another Lot's front yard of a Lot behind the corner Lot, in a location nearer to the front building setback line for the street that is in front of the adjoining Lot. The foregoing shall not limit or restrict fences erected in conjunction with model homes or sales offices. In addition to the foregoing, easements may also restrict the placement of fences.
- d. **Maintenance of Fencing.** Except with respect to Association Maintenance Fencing, each Owner shall maintain the portion of fencing on such Owner's Lot in a presentable condition and shall make all repairs and replacements thereto (as deemed necessary by the Board, in its sole and absolute discretion), except that Owners adjoining a Common Fence (as provided in Section 7.4.f) herein shall share in the cost of such maintenance as provided in Section 7.4.f herein. The Association shall be responsible to maintain the Association Maintenance Fencing.
- e. **No Changes / Repairs.** All repairs and replacements to the perimeter fencing must be done using the same type and color of materials so that such fencing does not appear to have been repaired or replaced, except to the extent of the new appearance of the repaired or replaced materials. Except as provided in this Section 7.4.g, no fencing (including, without limitation, Association Maintenance Fencing) may be changed or modified without the prior written consent of the ACA. This includes the prohibition against changing the height of the fencing and the fencing materials.

Stipulations for Fence Extensions/changing height:

- You must get signed approval from all Homeowners adjoining your property before the construction of the project (go to Denton County Records to find owners)
- You must send in this signed approval from the adjoining neighbor to the ACC before the start of project construction.

-The fence shall be of uniform wooden material and uniform approved color matching the rest of the fence.

OUTBUILDINGS, SHEDS AND DETACHED BUILDINGS / PATIO COVERS

7.5 Outbuildings, Sheds and Detached Buildings. No detached accessory buildings, including, but not limited to, detached garages and storage buildings, and sheds shall be erected, placed or constructed upon any Lot, unless (i) the building is APPROVED BY THE ACA prior to the installation or construction of the building; (ii) such building is compatible with the Dwelling to which it is appurtenant in terms of its design and material composition; (iii) the exterior paint and roofing materials of such building shall be consistent with the existing paint and roofing materials of the Dwelling; (iv) the building is located within a backyard that has a fence that completely encloses the backyard; (v) the height of the walls (excluding the roof) is not greater than 8 feet; (vi) the total height of the building (including walls and roof) is not greater than 10 feet; and (vii) the building is less than 225 square feet of floor space. In addition, the Owner is required to comply with any applicable City requirements, including, without limitation, any necessary permits.

Stipulations for Patio Covers:

- All Bricks/Wood used in the project will match the outer brick/stone/wood layout of the Home and have a common color theme.
- All shingles or roofing material if used for the patio will match the shingles of the Home.
- Homeowner bears all responsibility to acquire all city of Lewisville permits required
- Homeowner bears all responsibility for safety permit requirements as required by the city of Lewisville

TREES

3. Plants and Trees

- A. Dead and/or damaged trees must be removed per notice by the Association. Dead and/or damaged trees must be replaced with a tree of a minimum two (2) inch caliper/diameter and seven (7) foot minimum height. Prior to planting, the Meridian ARC (Architectural Review Committee) must approve the type of replacement tree(s) unless chosen from the Association approved tree list. A list of approved trees is provided on the Meridian Community website at www.meridianhoa.net/arc. The ARC recommends trees not be planted between June 1 and October 15 annually as this is a stressful period for newly planted trees to survive.
 - ii. A dead tree is defined as a tree that does not have or produce leaves between the months of March through October annually. Should a tree lose a majority or all its leaves or not produce leaves on the top 1/3 portion of the tree during the growing season, yet has growth at the base (lower 2/3) of the tree, it is still defined as a dead tree.
 - iii. If a tree appears to be dead, it needs to be replaced. If you believe it is not dead, the Association designated specialist will make the determination, which shall stand.
 - iv. A damaged tree is defined as a tree that has sustained natural and/or unnatural trauma prohibiting its growth. Trauma can consist of, but is not limited to, wind heat, freeze, ice, lightning and/or drought damage or anything else out of the ordinary (e.g. run over by a vehicle).
 - v. Tree stakes must be removed three (3) months after planting.

MERIDIAN HOA TREE LIST FOR IMPROVEMENTS & REPLACEMENTS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acer "Caddo"</i>	Caddo Maple
<i>Aesculus arguta</i>	Texas Buckeye
<i>Cercis Canadensis</i> var. <i>Texensis</i>	Texas Redbud
<i>Cercis Canadensis</i> var. <i>Mexicana</i>	Mexican Redbud
<i>Cercis Canadensis</i> var. <i>Oklahoma</i>	Oklahoma Redbud
<i>Crataegus Phaenopyrum</i>	Washington Hawthorne
<i>Chilopsis linearis</i>	Desert Willow
<i>Chilopsis x Catalpa</i>	Chitalpa
<i>Cornus drummondii</i>	Roughleaf Dogwood
<i>Cornus florida</i>	Dogwood
<i>Diospyrus texana</i>	Texas Persimmon
<i>Diospyrus virginiana</i>	Common Persimmon
<i>Ginkgo Biloba</i>	Ginkgo
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Malus</i> spp.	Crabapple
<i>Myrica cerifera</i>	Wax Myrtle
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Magnolia "Little Gem"</i>	Dwarf Southern Magnolia
<i>Magnolia Stellata</i>	Star Magnolia
<i>Pinus Eldarica</i>	Eldarica Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Prunus cerasifera</i>	Purpleleaf Plum
<i>Prunus Mexicana</i>	Mexican Plum
<i>Prunus persica</i>	Flowering Peach
<i>Pyrus calleryana</i>	Callery Pear cultivar
<i>Quercus marilandica</i>	Blackjack Oak
<i>Quercus muhlenbergii</i>	Chinquapin Oak
<i>Quercus virginiana</i>	Live Oak
<i>Quercus shumardii</i>	Shumard Red Oak
<i>Quercus texana</i>	Texas Red Oak
<i>Rhamnus caroliniana</i>	Carolina Buckthorn
<i>Rhus copallina</i>	Flameleaf Sumac
<i>Rhus lanceolata</i>	Prairie Flameleaf Sumac
<i>Sophora affinis</i>	Eve's Necklace
<i>Sapindus drummondii</i>	Western Soapberry
<i>Taxodium distichum</i>	Bald Cypress
<i>Ulmus crassifolia</i>	Cedar Elm
<i>Ulmus parvifolia</i>	Lacebark Elm
<i>Ungnadia speciosa</i>	Mexican Buckeye
<i>Viburnum rufidulum</i>	Rusty Blackhaw

LANDSCAPE EDGING

- Overall height cannot exceed 18"
- Plastic edging must be approved by the ACC
- Use single color stones or landscaping bricks
- Stones should be mortared together or stacked neatly and uniformly without overlaps or gaps
- Wooden materials is not allowed; exceptions might be made by the ACC
- Home building bricks laid loosely are not allowed for front yard landscaping.

POOLS

- It's the homeowner's responsibility to acquire all permits that may be required by the City.
- The pool equipment must be within the confines of the backyard or side yard fence, meaning it must not be visible from the street in any way.
- Area must be kept clean during install.

ACC ISSUES ADDRESSED BY THE BOARD OF DIRECTORS

Meridian HOA Board Meeting

Date and Time: 08/06/09 at 6:30 PM

Venue: Starbucks inside Target in East Lewisville, TX

Attendance: Jason Nash, Saul Freedenberg, Rahul Puttagunta, Jacob Thomas and Aby Mathew

Agenda: To resolve outstanding issues with Architecture review committee (ACC) and draw up an outline with which the ACC can approve or deny outstanding modification requests or Architecture violations.

Discussions:

Jason Nash presided and guided the discussions in his capacity as President of the HOA Board in the absence of Tonya Martin from CMA Management.

The Board discussed the issues that were deadlocked because of the recent issuance of notices to 209 residents in the community who made modifications to their yards without the approval of the ACC. The board was unanimous in decisions about the fact that we need to review each and every case presented before the ACC with the thought, that would any of the modifications affect the value or diminish the value of the homes.

The following issues were discussed during the meeting:

- 1) Back yard trees can be any tree as long as it is 5 feet away from the yard fence and is not a fruit bearing.
- 2) Fruit bearing trees can only be planted in the backyard with the approval of the ACC. Consideration will be given to the size of the yard and the homeowner will have to give specific details about the kind of fruit bearing tree that will be planted. Fruit bearing trees have to be at a minimum of 10 feet distance from fence.
- 3) Any kind of other plants, creepers, vegetable gardens also have to be at a minimum distance of 5 feet from the fence.
- 4) Dead trees in the front yard needs to be replaced at the owners expense. The replacement tree has to be a minimum height of 7 feet and should have a minimum girth of 2 inches. No fruit bearing trees are allowed in the front yard.
- 5) Yard Art (statues, figurines) is allowed only in the front porch of the house. Only 1 yard art is allowed without submission and approval of the ACC. The size of the yard art that is allowed without ACC approval has to be within 18 inches height. The homeowner needs to submit for approval for any other yard art that they intend to put anywhere else on the front yard. Yard Art is also allowed in the front flowerbed after approval by the ACC. Yard art regulations and stipulations do not apply towards the backyard of the home.
- 6) Only 3 flowerpots of clay or other similar materials are allowed in the front porch without approval of the ACC. Any time a home owner wants to put more flowerpots in the front porch, it needs to be approved by the ACC. The ACC will approve or deny

such requests based on the size of the front porch, material of the flowerpot, size and color of the flowerpot. Plastic flowerpots are not allowed in the front yard.

- 7) Window flower boxes are allowed in the community with the approval of the ACC. The approval will be based on the material of the window flowerbed box.
- 8) Hanging flowerpots in the front porch are allowed on approval by the ACC based on color, size and material of the hanging flowerpots
- 9) Front yard landscaping modifications have to go through the ACC no matter how small or large the modification request is. The over all height of the modification to the front yard landscaping cannot exceed 18 inches.
- 10) Single color stones or landscaping bricks are to be used through out the landscape project. Any kind of variations in color of stones/bricks that may diminish the home value will be rejected by the ACC.
- 11) Plastic edging and colored plastic edging for flowerbed landscaping and tree bed landscaping is allowed only by approval of the ACC.
- 12) Stones used for landscaping should be mortared together. If they are not mortared together then they must be stacked neatly and uniformly in an order without overlaps.
- 13) Edging bricks used for landscaping have to be joint together edge to edge without gaps.
- 14) Home building bricks laid loosely without mortaring are not allowed for front yard landscaping.
- 15) Wooden box landscaping or wooden material is not allowed for landscaping the front yard. Some exceptions may be allowed on review and discretion of the ACC committee.
- 16) Any landscape modification will be approved by the ACC only on owners responsibility to maintain the landscaping neatly in the event of wear and tear over time.
- 17) HOA has the right to issue notices to homeowners that do not have mortared stones or joint edging bricks and these modifications keep falling apart on a regular basis.
- 18) Any homeowner embarking on a project (fire-pits, pergolas, back enclosures, swimming pools, etc.) involving city code compliance requirements will be issued approval with a remark stating that the homeowner needs to be in compliance with city permits and licenses.
- 19) Backyard sheds need to color matched with the color of the home.
- 20) ACC and board can send suggestions to CMA on dead trees in the community and other issues which may be in violation of the ACC rules and regulations.
- 21) New homeowners who bought a house in the community that was in violation of the ACC rules and regulations before they bought their homes, will have to remedy the violations without exception.
- 22) Every homeowner who gets a denial from the ACC for a request for modification, has a recourse to appeal to the HOA board after a second appeal with the ACC for reconsideration.

The board members had requested the presence of Mr. Joseph Cole, chairperson of the ACC, to be in attendance for the meeting from 7:15 pm. The board heard the concerns and recommendations of the ACC and advised on the future evaluations of the ACC to homeowners request for modification. The ACC was reminded to keep in mind the forethought: 'Does this request for modification/s diminish the value of the home'.

The board strongly advocates a 'grandfather' clause for most of the landscape modifications done by the homeowner in the front yard without approval of the ACC as long as they are only in violation of the height requirements for landscaping set by the board. The 'grandfather' clause will be in effect after the board decides on a date for such a clause from when onwards no modifications done without ACC approval will be allowed in the community.

The board has requested that these new regulations go in effect as soon as it is approved. The approved rules will be updated to the community members by means of the Meridian HOA website and the next scheduled newsletter.

The board has requested CMA to ask the compliance officer of the community to facilitate a community walk through with one or more of the board members on their next compliance visit or future convenient compliance visits.

The meeting was closed at 9:05 PM.