

Harrington Homeplace Homeowners Association

Architectural Control Guidelines

July 6, 2018

Subject: Back Yard Arbors, Pergolas and Outdoor Structures, Accessory Buildings

This publication was written by the Harrington Homeplace Homeowners Association Architectural Control Committee (ACC) for the purpose of clarifying the association's applicable governing documents including its Covenants Conditions Restrictions (CCRs) and associated amendments.

For reference, all the Association's governing documents and other policies can be found on the association's website at: www.harringtonhomeplace.org/documents.

1) Properties with rear yards adjacent the association greenbelt, specifically these are: a) Lawson Ct. - even numbered addresses and, b) Eaton Ct. - odd numbered addresses

Since the back yards of these properties: 1) have a yard area which is adjacent the association's greenbelt common area placing them in prominent and highly visible locations, 2) are covered under specific clauses of the association's CCRs, any project plans for back yard improvements including arbors or other accessory structures should be submitted to the association's ACC for review prior to starting any work.

Additionally, there are several specific restrictions that apply. 1) There is a 15 ft. setback from the rear property line of all the above-mentioned properties that prohibits the placement of any fence or other structure that obstructs the site line in this area (CCR Article III, Section 3 b), 2) There is a 10 ft. utility easement along the rear (north) boundaries of properties on Eaton Ct. and the generally south boundaries of properties on Lawson Ct., 3) There is a 10 ft. utility easement along the generally eastern boundary of the association which affects 4600 Lawson Ct. and 4601 Eaton Ct., 4) There is also a sewer easement running along the rear boundary (northern) of properties along the Eaton Ct. properties. Public utility easements generally prohibit the construction of permanent structures in the easement area and may otherwise limit what can be built nearby.

2) All Properties in Harrington Homeplace

The association's review of any submitted plans will be to determine whether the project is in violation of any of its governing documents and whether the project conforms to the standard and style of the neighborhood. This general guideline gives homeowners a range of options to work with to allow for personal style and other preferences.

Any City of Plano restrictions will be the owner's responsibility to determine and to ensure compliance. The association will consider applicable City limitations in its review and subsequent approval, but generally speaking, the City's limitations may likely be more restrictive.

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Any outdoor structures should also follow the following guidelines: 1) comply with applicable City of Plano codes, 2) not violate any setback requirements or easements, 3) should not be over 10 ft in height. Some exceptions can apply when a structure is otherwise not visible from side or front yard areas and otherwise follow City of Plano codes, 4) maintained in good condition.

3) General Information:

Arbors, pergolas and storage sheds, if not attached to the home, are considered accessory structures by the City. There are certain setbacks in the side and rear yard from property boundaries that may apply. If the structure is more than 10 feet, height limitations may also apply. Generators will have to be permitted by the City of Plano. We highly suggest you refer to the following links on the City of Plano's website for additional information:

1. [City of Plano Building Inspections](#)
2. [Generators](#)
3. [Outdoor Improvements](#)
4. [Accessory Building Brochure](#) – note the association is zoned SF-6 and SF-7
5. [Residential Accessory Building Requirement](#)
6. [Residential Outdoor Fireplace Permit Requirements](#)

Please contact the association's ACC or MAC Group if you have any questions or to submit project plans for review.

An ACC Change Request form is available on the association's website ([link to form](#)).

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