

Castle Hills Residential Architectural Review Committee

2520 King Arthur Blvd., Suite 200
Lewisville, TX 75056
972-410-6614

July 2, 2024

Daniel & Sara Norfleet
1213 Holy Grail Dr
Lewisville, TX 75056

Re: Room Addition – 1213 Holy Grail Dr; 1A-01A

The Residential Architectural Review Committee (RARC) approves the submitted plans at the above referenced address, with the following provisions:

1. All work must be within the property lines of the above referenced address
2. In addition to brick, stone, shingles, pitch, and all materials will match those on the existing home, such as, but not limited to, windows, doors, trim, gutters, and exterior paint color
3. Front windows must be wood, or vinyl clad wood and side windows must have divided lights to match the front windows.
4. Roof will be the same style and pitch as the existing roof
5. No building shall exceed 38 feet measured from the finished ground level adjoining the building at all exterior to the highest roof ridge.
6. No hardie board is permitted
7. Addition will look as though it was done at the time the home was originally built
8. Any work causing grade or drainage changes to the yard requires a new grade/drainage plan to be submitted for review to help prevent drainage changes that can adversely affect this lot or neighboring lots/areas. Lot to lot drainage is not permitted.
9. The committee has no comment on the structural design of the project
10. All materials used will conform to the Castle Hills Design Guidelines
11. **Any changes to the submitted plans must be submitted for approval by RARC**

Construction hours are Monday - Friday, 7:00am to 7:00pm, Saturday, 8:00am to 6:00pm, and NO work on Sunday or Holidays. It is the homeowner and contractor responsibility to ensure work is performed during these hours only.

Signage for the contractor must not be displayed in the yard before, during, or after construction. If signage is placed in the yard there will be a \$50 per day fine assessed against the property until the sign is removed.

All referenced work must be permitted through the City of Lewisville at 972-219-3470

This review does not diminish your responsibility to conform to the requirements of the Castle Hills Design Guidelines and the Castle Hills Deed Restrictions.

Very Truly Yours,

Castle Hills Residential Architectural Review Committee

CASTLE HILLS ARCHITECTURAL MODIFICATION APPLICATION

Article 11, Section 11.2 of the Declaration of Covenants, Conditions and Restrictions for Castle Hills specify that: *No improvement(s) shall be constructed upon any of the property without prior written approval of the plans and specifications of the improvement(s) by the Residential Architectural Review Committee (RARC).*

Please submit this application and all required documentation to the RARC at least 30 days prior to beginning your project. If approved, you will have 180 days to complete the project.

The Architectural Review Committee meets the second and fourth Monday of the month. Applications must be submitted by the end of business on the preceding Wednesday to be reviewed at the meeting.

Responses are sent 5 to 10 business days via email after the meeting.

Homeowner Name : Dan Norfleet

Homeowner Address : 1213 Holy Grail Dr

Phase 1 Lot 1 Block A

Homeowner Email : dan.norfleet@yahoo.com

Homeowner Phone : 469-786-9197

Contractor Email: _____

The following items must be submit:.. including a copy of this completed application before the RARC will consider any improvement project. Failure to provide the following may result in a delay in processing your application.

- Description of the project(s) : Including a complete description of the project with architectural renderings, photos, blueprints, elevations, dimensions, and description of material to be used, finishes, colors and/or samples as applicable.
- *Survey, Plot Plan or Site Plan*: Official Survey showing the location of the project(s), dimensions, and distances in conjunction with other structures on the lot, easements and setbacks from the property line.
- Submit required information via: Email (preferred): RARC@Brightco.com *please include your address in the subject line, Drop Off/Mail: 2520 King Arthur Blvd Ste. 200 Lewisville, TX 75044

Modification Type*: Landscape Construction Pool Painting Fencing Roofing Other: _____

Brief Description :

Adding mother-in-law suite above garage

Homeowner Signature*: [Signature] Date Submitted*: June 14, 2024

All construction permits and adherence to local, state and federal rules, laws, regulations, codes, ordinances as well as land use regulations are the sole responsibility of the homeowner and as such Castle Hills, its employees and members of the RARC are indemnified and held blameless for any and all civil or criminal breaches of law pertaining to the improvements, structural integrity and right of use.

Beginning the project or alteration prior to RARC approval or failure to adhere to the plans and materials as approved by the RARC will result in the mandatory dismantling and removal of the improvement. All associated costs incurred will be at the Homeowner's expense.

(*) Required

Revised 10/25/2023

NO
YES TH
NEEDS TO MEET CITY PERMITTING & BUILDING CODES.
EXTERIOR BUILDINGS DO NOT MEET GUIDELINE FOR MATERIALS
NO - doesn't comply RC
OK. NO Addition needs to meet guidelines for materials.
NO agreed so