

Castle Hills Residential Architectural Review Committee

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

March 27, 2025

**Ken & Nancy Scialo
2510 Sir Tristram Ln
Lewisville, TX 75056**

Re: Room Addition – 2510 Sir Tristram Ln; 1A-18A

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. Preferred roof pitch is a 6:12, however the lowest preferred roof pitch is 4:12. The committee has approved the requested 2:12 per the provided plans.
6. No building shall exceed 38 feet measured from the finished ground level adjoining the building at all exterior to the highest roof ridge.
7. No hardie board is permitted. The committee has approved the **board and batten will be used for the siding.**
8. Addition will look as though it was done at the time the home was originally built
9. 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.
10. The committee has no comment on the structural design of the project
11. All materials used will conform to the Castle Hills Design Guidelines
12. **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 Architectural Review Committee (ARC).

Please submit this application and all required documentation to the ARC at least **30 days prior** to beginning your project.
If approved, you will have **180 days to complete the project from the date of the approval letter.**

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.**

Below items indicated with an (*) is required information and could delay processing if not provided.

Homeowner Name*: Ken & Nancy Scialo

Homeowner Address*: 2510 Sir Tristram Lane

Phase 1 Lot 18 Block A (leave blank if unknown)

Homeowner Email*: ken@diamondtran.com

Homeowner Phone*: 214-762-2222

Contractor Email: chad.tmchdfw@gmail.com

The following items must be submitted, including a copy of this completed application before the ARC 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: hoa@castlehills.org ***Please include your address in the subject line!**

Or Drop Off at the HOA Office: 2520 King Arthur Blvd, Ste# 200, Lewisville TX 75056

Modification Type: ___ Landscaping ☒ Construction ___ Pool ___ Painting ___ Roofing ___ Fence Replacement ___ Other

Brief Description of Project*:

Adding a mother-in-law suite above the garage.

Homeowner Signature*: 

Date Submitted: 3/10/2025

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 ARC 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 ARC will result in the mandatory dismantling and removal of the improvement. All associated costs incurred will be at the Homeowner's expense.

approved RC w/ proper city permits etc.

Revised 01/02/2025

Approved as noted. GC

APPROVED w/ COLOR

*CITY BUILDING CODES NEED
EXTENSION FINISHES NEED TO
BE MET COUNCILMAN'S
MATCHING HOUSE*