

KISSING TREE

SAN MARCOS ★ TEXAS

Kissing Tree Modification Application Guidelines

The following list has been compiled by the Architectural Coordinator and the Architectural Control Committee (ACC) as guidelines and expectations for all modification projects to be performed on the exterior of homes.

Please read through carefully, as a submittal to the ACC without the below requirements will result in a request for more information and a delay in the review.

The following expectations are laid out for contractors:

- Work/ project sites must be clean at the end of the day.
- Materials to be used must be stored on property during project, *not on roadways*.
- Contractor signage is not permitted.
- Dirt or gravel must be stored on the property, and not in the roadway.
- Any common area that was impacted, damaged or may have gotten dirty from projects must be returned to the original condition with coordination through Kissing Tree Master Community.
- Contractor will contact Kissing Tree Master Community regarding any projects that may impact common area

LANDSCAPE REQUESTS MUST INCLUDE:

- List of all planting materials, and their location in the landscape
- Dimensions of all beds to be constructed (height, width, depth).
- Visualization of project on plat of property with legend showing:
 - List of all materials to be used (plant list, fences, walkways, gravel etc.).
 - Color pics/samples of all materials to be used, including rock, brick, mortar, decking, crushed granite, 2"-4" river rock, etc.
- If planting pots are included, include color and size of pots with a sample photo.
- Pergola proposals to include dimensions, location, and material to be used
- Projects must include a picture of house to ensure colors of new materials are aligned with color of home.
- Project proposals must include any changes to drainage & lighting

FENCE & ENCLOSURE REQUESTS MUST INCLUDE:

- Sample photo of all materials to be used
- Map/plat showing the exact location of fence/enclosure to include:
 - Spacing of fence columns, gate size(s), notation of location of fence to property line
- Confirmation that fence will be in alignment with Kissing Tree fence guidelines

POOL & HOT TUB REQUESTS MUST INCLUDE:

- Detailed design plus location of pool and associated pool equipment as well as:
 - Details regarding pool structure and materials to be used
- Plan defining screening of pool and pool equipment
- Materials to be used, size, etc.

FOUNTAIN, YARD ART & FLAG REQUESTS MUST INCLUDE:

- Picture of proposed yard art/flag to be placed in yard
- Location on plat of where items will be added to yard