Las Colinas
ASSOCIATION

REVIEW GUIDELINES

ARCHITECTURAL CONTROL

TABLE OF CONTENTS

Introduction	3
Content of Plans and Specifications (Commercial)	4
Content of Plans and Specifications (Residential)	5
Antennas (Commercial)	6
Antennas (Residential)	7
Decks, Arbors, and Patios	8
Driveway Extension	9
Equipment Screening	10
Fences	11
Fences – Stain Color	12
Fences – Vinyl Mesh	13
Flagpoles (Commercial)	15
Flagpoles (Residential)	16
Gazebos	17
Holiday Decorations	18
Illumination, Exterior (Commercial)	20
Impervious Lot Coverage	21
Landscape – Foundation Planting	22
Landscape Borders	23
Monument Signs – LED Message Centers	24
Rain Barrels	25
Retaining Walls	27
Roofing – Composition Shingles	28
Signage - Banners (Commercial)	30
Signage - Banners (Residential)	31
Signage - Commercial Building	32
Signage – Retail Tenant	34
Signage – Temporary Development	35
Solar Collectors – Ground Mounted	37
Solar Collectors – Roof Mounted	38
Standby Electric Generators	40
Swimming Pools	41
Swimming Pools – Checklist	42
Trees	44
Trees – Commercial	45
Trees – Residential	46
Utility Connections	47
Window A/C Units	48
Window Glazing	49
Window Shade Screens, Awning, and Solar Film	50
Yard Art and Water Features	51

VISION STATEMENT

For Las Colinas to be the finest, most functional, and the most economically successful urban development created.

MISSION STATEMENT

To create, sustain, and lead Las Colinas, a renowned community of lasting value and presence.

GUIDING PRINCIPLES

Leadership, proactivity, sustainable growth, unity, responsibility.

THE PROJECT

Las Colinas is an internationally renowned master-planned community recognized as a premier business address and one of the best places to call home. Residential, commercial, and recreational land uses have been developed in harmony with the environment, forging an uncommon bond between skyscrapers and neighborhoods, land and architecture, function and beauty. Corporate vitality and an enviable standard of living have fostered what is, in every sense of the word, a community.

One of the advantages of owning property in Las Colinas is the protection provided by covenants and deed restrictions. A three-way collaboration between property owners, staff, and the LCA's Architectural Control Committee is the key to Las Colinas' long-held reputation as a model for excellence in architectural consistency and beauty. Property owners must submit plans prior to any exterior construction or improvements including painting, signage, and landscaping to the Architectural Control Committee for approval. The Committee, comprised of Las Colinas residential and commercial property representatives, approves projects based on a review that is aesthetic in nature. Staff is dedicated to the day-to-day activities related to assisting applicants with the submissions and helping property owners uphold architectural guidelines.

Guidelines for Las Colinas are intended to establish a framework that ensures a high-quality development. Guidelines are intended to assist the ACC and staff with helping applicants complete their submissions to the ACC utilizing past knowledge on what the ACC will approve to ensure the applicants an easy and seamless travel through the submission, review, and approval process.

CONTENT OF PLANS AND SPECIFICATIONS

COMMERCIAL GUIDELINE

The plans and specifications to be so submitted and approved by the Architectural Control Committee or designated subcommittee(s) shall include the following:

a. A topographical plat showing existing contour grades and showing the location of all improvements, structures, walks, patios, driveways, fences and walls. Existing and finished grades shall be shown at lot corners and at corners of proposed improvements. Lot drainage provisions shall be indicated as well as cut and fill details if any appreciable change in the lot contours is contemplated.
b. Exterior elevations.
c. Exterior materials, colors, textures, and shapes.
d. Structural design.
e. Landscaping plan, including walkways, fences and walls, elevation changes, watering systems, vegetation and ground cover.
f. Parking area and driveway plan.
g. Screening, including size, location, and method.
h. Utility connections.
i. Exterior illumination, including location and method.
j. Approval of fire protection system by City of Irving Fire Department.
k. Signs, including size, shape, color, location, and materials.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

CONTENT OF PLANS AND SPECIFICATIONS

RESIDENTIAL GUIDELINE

The plans and specifications to be so submitted and approved by the Architectural Control Committee or designated subcommittee(s) shall include the following:

l. A topographical plat showing existing contour grades and showing the location of all improvements, structures, walks, patios, driveways, fences and walls. Existing and finished grades shall be shown at lot corners and at corners of proposed improvements. Lot drainage provisions shall be indicated as well as cut and fill details if any appreciable change in the lot contours is contemplated.
m. Exterior elevations.
n. Exterior materials, colors, textures, and shapes.
o. Structural design.
p. Landscaping plan, including walkways, fences and walls, elevation changes, watering systems, vegetation and ground cover.
q. Parking area and driveway plan.
r. Screening, including size, location, and method.
s. Utility connections.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

ANTENNAS

COMMERCIAL GUIDELINE

CELLULAR ANTENNAS

Cellular antennas need to be completely screened from public view in such a manner as to preserve the architectural integrity of the structure to which it is attached.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Use of insulated fiberglass panels is encouraged.

Architectural integrity includes matching:

1. Color and pattern design.
2. Panel(s) ties to intersecting points on elevations.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

ANTENNAS

RESIDENTIAL GUIDELINE

RESIDENTIAL ANTENNAS

Residential antennas need to be discreetly placed from public view in such a manner as to preserve the architectural integrity of the structure to which it is attached.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Satellite dish antennas greater than one (1) meter in diameter need to be submitted for review by the Architectural Control Committee.

Avoid placing antennas on roof planes facing streets or golf courses.

Mast mounted antennas are discouraged.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Comm

DECKS, ARBORS, and PATIOS

RESIDENTIAL GUIDELINE

DECKS, ARBORS, and PATIOS

Solid-roofed structures must match roof of main structure.

Rust resistant fasteners must be used.

Skirting (including landscaping) is required for decks 12” or more above grade.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

If landscaping is modified as a result of deck, arbor, and/or patio construction, a revised landscape plan must be submitted and approved.

Arbors attached to the home are required to be engineered by a licensed professional engineer.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

DRIVEWAY EXTENSION

RESIDENTIAL GUIDELINE

DRIVEWAY EXTENSION

Driveways may be extended up to a maximum of 18” per side.

Examples (but not limited to) of approvable materials:

Stone.
Pavers.
Stamped Concrete properly dowelled into the existing driveway.

Extensions shall be constructed on adequate base material.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Rear (alley) loading driveways may be considered for extensions greater than 18” as approved by the Architectural Control Committee. A grading plan will be required for extensions greater than 18”. Matching materials may be considered if properly dowelled into the existing driveway.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

EQUIPMENT SCREENING

COMMERCIAL GUIDELINE

EQUIPMENT SCREENING

Screening structures must be architecturally compatible with the main structure.

Height of screening must be, at a minimum, the same height as the equipment to be screened at its highest point.

Storage areas, storage tanks, roof objects, trash containers, trash compactors, mechanical equipment, and maintenance facilities are required to be screened.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Screening normally will be located as far from property lines as reasonably possible.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

FENCES

RESIDENTIAL GUIDELINE

FENCES

Wood fences are to be constructed of cedar and mounted to steel posts which shall be no taller than the wood fence material. The “finished” side is to face out towards the adjacent property(s) or street(s) and is required to be double-sided when viewed by the public.

Metal fences are to be wrought iron or aluminum tubing.

Masonry fences are to be brick, prefabricated concrete, rock, or stucco.

PVC (vinyl) or plastic fences may be reviewed by the ACC.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Combined height of fence and retaining wall may not exceed 12’.

Corner clips are required where visibility may be obstructed.

Chain link fences are not permitted.

The ACC may grant variances to the fence material and posts.

Wood fences shall be stained with an approved color.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

FENCES – STAIN COLOR

RESIDENTIAL GUIDELINE

FENCES

Approved fencing colors for Cedar Fences:

PECAN – Ready Seal Semi-Transparent Stain.

PADRE BROWN – Behr Premium Solid Color Stain.

RUSSET – Behr Premium Solid Color Stain.

MEDIUM BROWN – Ready Seal Semi-Transparent Stain.

LEATHERWOOD – Wood Defender Transparent Stain.

NATURAL CEDAR – Ready Seal Semi-Transparent Stain.

HARBOR MIST – Sherwin Williams SW3541 Semi-Transparent Stain.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Additional colors may be reviewed by the Architectural Control Committee.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

FENCES – VINYL MESH FOR WROUGHT IRON/METAL

RESIDENTIAL GUIDELINE

FENCES

Vinyl mesh for wrought iron or metal fences to keep small pets confined to the property or unwanted animals or pests out of the property

Type:

a. Tenax brand or equivalent. See Exhibit 'A'.

Dimensions:

a. 18" high maximum.
b. ½" square mesh.

Connectors:

a. Precision Lock Cable Ties. See Exhibit 'A'.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

All material is to be UV resistant.

Vinyl mesh is to be installed on the inside of the wrought iron or metal fence.

Connectors are to trimmed flush after tightening.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

↕ 3′
↔ 15′

TENAX

HARDWARE NET
MALLA DE FERRETERÍA
FILET ROBUSTE

HARDWARE NET
MALLA DE FERRETER
FILET ROBUSTE

HARDWARE NET







TENAX Corporation
Consumer Division
4800 East Monument Street
Baltimore, Maryland 21205
800.356.8495
www.tenaxus.com

6|2008

↕ 3′
↔ 15′

UV RESISTANT

Dimensional attributes of products could vary up to +/- 5%

FLAGPOLES

COMMERCIAL GUIDELINE

FLAGPOLES

Maximum height of flagpole shall be proportionate to height of building and size of property.

Flagpoles shall be anodized aluminum and have internal halyard.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Flagpole Height	Flag Dimension	Flagpole Height	Flag Dimension
20’	4’x6’	50’	8’x12’-10’x15’
25’	5’x8’	60’-65’	10’x15’-10’x19’
30’-35’	6’x10’	70’-80’	10’x19’-12’x18’
40’-45’	6’x10’-8’x12’		

Flagpole location should be incorporated into the landscape design.

Flagpoles shall not exceed 80’ in height.

Flags other than United States, State of Texas, or Las Colinas are required to be reviewed by the ACC.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

FLAGPOLES

RESIDENTIAL GUIDELINE

FLAGPOLES

Maximum height of flagpole shall not exceed 25’.

Flagpoles shall have internal or external halyard.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

A 15’ or 20’ flagpole should fly a 3’ x 5’ flag.

A 25’ flagpole should use a 4’ x 6’ flag.

Flagpole location should be incorporated into the landscape design.

Properties will be limited to a single flagpole per property.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

GAZEBOS

RESIDENTIAL GUIDELINE

GAZEBOS

Roof material must match roof material of main structure.

Rust resistant fasteners must be used.

Skirting is required for gazebos 12” or more above grade.

Gazebos will be open on all sides.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

If landscaping is modified as a result of gazebo construction, a revised landscape plan must be submitted.

Materials must be approved by the ACC and may include wood, aluminum, or wrought iron.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

HOLIDAY LIGHTING & DECORATIONS

RESIDENTIAL GUIDELINE

HOLIDAY LIGHTING (PROGRAMMABLE)

For the purposes of this guideline the term “Programmable Lighting” shall mean a permanent system of outdoor lighting affixed to any portion of a dwelling unit or a structure on a lot allowing for the display of lights of one color.

Programmable Lighting may only be installed following written approval from the ACC.

Any allowed Programmable Lighting system must be installed so that the installation is unobtrusive and concealed to the greatest extent possible.

When a Programmable Lighting system is activated, only **WHITE** lighting is permitted, lighting must be always displayed in a constant mode and shall not display flashing, strobing or blinking lights. The ACC has reasonable discretion to determine whether a Programmable Lighting system is in compliance with this paragraph.

In the event a property owner files a complaint with the Las Colinas Association based on the use of Programmable Lighting systems for an Approved Display causing a nuisance or disturbance to an occupant’s right of peaceful use and enjoyment of property, the Las Colinas Association is authorized to require the intensity of the light level to any Approved Display to be reduced or significantly modified.

HOLIDAY DECORATIONS & LIGHTING (NON-PROGRAMMABLE)

Year-ending holiday decorations and lighting (non-programmable) may be installed no earlier than November 1st and must be removed no later than January 15th.

Other holiday decorations may be installed 30 days prior to the holiday and should be removed within one (1) week after the holiday.

HOLIDAY LIGHTING & DECORATIONS

RESIDENTIAL GUIDELINE

COMMENTS

Neighborhood HOA's (separate from LCA) may have rules and regulations that differ, and are possibly more stringent, than those of the LCA.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

ILLUMINATION, EXTERIOR

COMMERCIAL GUIDELINE

PARKING LOT LIGHT FIXTURES

Parking lot fixtures need to be of a 'down light' style, that completely shields the light source.

The minimum height of the light standard is 25 feet and the maximum height is 35 feet excluding a concrete base having a maximum height of 3 feet.

BUILDING ILLUMINATION

The exterior elevations of buildings that face streets or proposed streets are to be illuminated so as to identify the building and accentuate its architectural elements. The light source should be concealed or integrated into the building design.

Wall pack light fixtures intended to project light outward rather than downward and which do not have a completely shielded light source are not permitted.

OPERATION OF EXTERIOR ILLUMINATION

All required exterior illumination is to be operated from dusk to 11:00 p.m. daily.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

All illumination plans, including those for decoration or safety and security measures, must be approved by the ACC prior to installation.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

IMPERVIOUS LOT COVERAGE

RESIDENTIAL GUIDELINE

FRONT AND REAR YARDS

Front and rear yards are limited to **50%** impervious coverage as calculated for the area between the property line and the building line.

Surface drainage and grading shall not adversely affect adjacent properties.

Drawings shall be scalable, accurately depicting all improvements including property lines, buildings, flatwork, patios, pools, decks, driveways, and all other visual appurtenances.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Exceptions may be reviewed by the Architectural Control Committee on a case-by-case basis.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

LANDSCAPE – FOUNDATION PLANTING

RESIDENTIAL GUIDELINE

LANDSCAPE

Foundation planting should cover all street fronts and golf course fronts and extend 1/3 total length on each interior side from street and golf course.

Screening shrubs should be evergreen.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Shrub sizes must be listed in height at time of planting (gallon size is not sufficient).

Drainage shall not adversely affect adjoining properties.

Refer to residential HOA standards for additional requirements.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

LANDSCAPE BORDERS

RESIDENTIAL GUIDELINE

LANDSCAPE BORDER MATERIAL

Material should be limited to masonry or other hard surface construction materials to include metal, brick, stone, moss boulders, cast concrete stones, composite materials, or curbing specifically designed for borders.

It is preferable that brick or stone match any brick or stone used on the residence. Complimentary brick or stone will be considered by the ACC.

Stucco homes must have complimentary material and color.

Wood, plastic, vinyl, or non-suitable materials will not be approved.

INSTALLATION

Installation of all masonry borders may be done by mortar or dry stack for natural stone. All installations should be top level and include a finished top or cap element.

Holes in bricks may not be visible from any view.

All installations must be done in a professional craftsman like manner and compliment the residential architecture.

COMMENTS

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

MONUMENT SIGNS – LED MESSAGE CENTERS

COMMERCIAL GUIDELINE

LED MESSAGE CENTERS

Message center will have a black background.

Intensity of the LED illumination will be limited to Level 3.

Message can be changed once per day.

Message will not blink, flash or move.

Message center will go into “sleep” mode from dusk until sunrise.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Monument sign will have architectural characteristics compatible with the building(s) on the property.

A permit from the City of Irving is also required.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

RAIN BARRELS

RESIDENTIAL GUIDELINE

RAIN BARREL DESIGN

Rain Barrels should be considered “functional art”.

Rain Barrels should be incorporated into the landscape design of the residence.

Rain Barrels should have a lid or is sealed and is installed properly. If not maintained properly, the Rain Barrel will be considered a nuisance.

INSTALLATION

Rain Barrels may only be installed after receiving written approval of the Architectural Control Committee.

If the Rain Barrel in not placed behind a wooden privacy fence, it will be required to be screened with landscape or other solid material as approved by the Architectural Control Committee. Rain Barrels will not be permitted to encroach the front building setback.

Rain barrels may not be installed upon or within common properties.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Some cities offer rebates for rain barrel installation.

Where to buy:

Local nurseries and garden centers
www.cleanairgardening.com
www.fiskars.com
www.homedepot.com
www.rainbarrelsource.com
www.rainscholars.com
www.regalosdelatierra.com
www.thewaterkeeper.com

RAIN BARRELS

RESIDENTIAL GUIDELINE

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The standard(s) included in this document are supplements to and do not supercede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration.

RETAINING WALLS

COMMERCIAL AND RESIDENTIAL GUIDELINE

RETAINING WALLS

Only concrete or masonry type retaining walls are permitted.

Examples (but not limited to) of permitted walls:

- Stone
- Brick
- Interlocking wall systems
- Poured-in-place concrete utilizing a form liner or faced with an approvable material
- CMU block faced with an approvable material

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Walls with exposed faces higher than 30” are required to be engineered by a licensed professional engineer.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

ROOFING – COMPOSITION SHINGLES

All composition shingles shall be a random tab, architectural high definition shingle. High definition shall be defined as exhibiting a raised profile look: varied levels of visual depth and texture that give a dimensional appearance.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

As of July 15, 2011, the following shingles met the above noted guideline for architectural high definition shingles:

- GAF
  - Timberline HD
  - Timberline Ultra HD
  - Timberline ArmorShield II
  - Camelot II
  - Grand Sequoia
  - Capstone
- CertainTeed
  - Presidential Shake TL
  - Landmark TL
  - Landmark TL Impact Resistant
  - Landmark Max Def
- Atlas
  - StormMaster Slate
  - StormMaster Shake
  - Pinnacle
- Tamko
  - Heritage Vintage
  - Heritage Premium
- Owens Corning
  - Duration
  - WeatherGuard HP
- Malarkey
  - Legacy

ROOFING – COMPOSITION SHINGLES

RESIDENTIAL GUIDELINE

Composition shingles are not permitted in the following residential communities: Cottonwood Valley, Fox Glen, Windsor Ridge, The Enclave, Fairway Vista, La Villita, and University Hills (exception is south of Northgate Boulevard).

3-tab straight line shingles are not allowed.

Other manufacturers or other styles of the above manufacturers will be reviewed on a case-by-case basis.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

SIGNAGE - BANNERS

COMMERCIAL GUIDELINE

SIGNAGE - BANNERS

Banners are limited to “Now Hiring”, “Now Open”, and as a temporary sign while the permanent sign is being manufactured.

Banners will have maximum dimensions of 48” high and 10’ in length or 30% of storefront whichever is less.

Maximum letter height will not exceed 36”.

Material to be .080 Polystyrne or comparable material.

Banner shall have a background color that mirrors the façade of the building or monument sign and copy shall be applicant’s choice with approval of ACC.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Display period is limited to two weeks.

Banner shall be attached in a manner that has a permanent appearance. Utilizing rope is not permitted.

A permit from the City of Irving is also required.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

SIGNAGE - BANNERS

RESIDENTIAL GUIDELINE

SIGNAGE - BANNERS

Banners are not permitted in residential areas.

COMMENTS

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

SIGNAGE – COMMERCIAL BUILDING SIGNAGE

COMMERCIAL GUIDELINE

SIGNAGE – COMMERCIAL BUILDING SIGNAGE

Building signs may be located at the top of the building; not to project above the roof line. Roof top signage is not permitted. Mid building signage is not permitted.

Signs should be limited to those elevations which front a public street and be limited to one (1) sign per façade, not more than two (2) signs per building and not more than four (4) signs per property. Signs should not be adjacent to golf courses.

Maximum sign area is 0.75 square feet per lineal foot of street frontage not to exceed one hundred-fifty (150) square feet for buildings 7 stories or less in height.

Maximum sign area is 1.0 square feet per lineal foot of street frontage not to exceed two-hundred (200) square feet for buildings over 7 stories in height.

Hotels 7 stories and above will be considered for building signs located at the top of the building.

Copy will be limited to the name of the business and/or company logo.

Commercial building signage submission fee is $500.00 per sign.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Lighting should be white halo illumination or white face-lit. LED lighting is preferred.

Sign color shall complement the existing building colors. If signs utilize color during the day then day color/night white illumination is preferred.

Signs should compliment the architecture of the building and not obstruct architectural elements or details that define the design of the building. Signs should be proportionate to the façade on which it is located.

No digital, animated, or boxed cabinet signs are permitted.

No off-premises sponsors or advertising signs permitted.

SIGNAGE – COMMERCIAL BUILDING SIGNAGE

COMMERCIAL GUIDELINE

The preceding statements are intended to serve as guidelines. The Architectural Control Committee shall have the flexibility to approve signage which may deviate from the guidelines based upon the conformity to both the specific and general intent of these guidelines.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The standard(s) included in this document are supplements to and do not supercede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration.

SIGNAGE – RETAIL TENANT

COMMERCIAL RETAIL GUIDELINE

SIGNAGE – RETAIL TENANT

Individual tenant signage must meet the approved Master Sign Criteria for that property. The criteria is to be developed by each multi-tenant retail property owner to reflect the unique qualities of that project and that provides specifications to be used in the subsequent approval of: building mounted signage, monument signage, window and door signage.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Master Sign Criteria may be amended only once every 24 months.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

SIGNAGE – TEMPORARY DEVELOPMENT

The temporary sign must meet the following requirements:

Design:

a. See illustration 'A'

Dimensions:

a. Overall:
   1. 12 feet high from existing grade to top of post.
   2. 4 feet wide measured from inside to inside of posts.
b. Upper panel:
   1. 1'-9" high
   2. 4'-0" wide
c. Lower panel:
   1. 6'-3" high
   2. 4'-0" wide

Color:

a. Posts: "Black" with "Black" ball caps.
b. Upper panel: "Gray" (PMS 431) or "Teal Green" (PMS 328), with "white" copy.
c. Lower panel: Background color and copy color to be selected by the submitting party.

Copy:

a. Upper panel: Standard "Las Colinas" logo utilizing 9" high upper case letters and 6" high lower case letter in CG Omega Bold (see illustration "B").
b. Lower panel: Copy to be determined by applicant but limited to "property identification", "owner" and "broker" information, "for lease" or "for sale", and "space" or "acreage" available.

Material:

Metal construction is required for all temporary lease / for sale signs in Las Colinas.

a. Metal
   1. Posts: 4", 14 gauge steel set in concrete.

2. Panels: Minimum 1/8” Dibond.
3. Framing: 1.25” angle iron.

Location and number of signs:

a. Temporary lease / for sale signs are to be located a minimum of 15’ from the property line and in all cases a minimum of 25’ from the street curb line.

b. Sign location is not to be in violation of City of Irving, Texas sight easements.

c. Only one (1) sign may be placed adjacent to a street frontage with a maximum of two (2) signs per property.

COMMENTS

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

SOLAR COLLECTORS – GROUND MOUNTED

RESIDENTIAL GUIDELINE

LOCATION

Limited to areas which are completely screened from streets, alleys, golf courses, green belts, open spaces, and adjacent properties at the first floor level.

Methods of screening may include walls, fences, landscaping, or other methods approved by the Architectural Control Committee.

INSTALLATION

Natural aluminum frames are prohibited.

All mechanical equipment exposed to the exterior shall be located in such a manner that minimizes visual impact.

Support solar equipment shall be enclosed and screened from view.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Individual Home Owners Associations may have additional restrictions or requirements.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

SOLAR COLLECTORS – ROOF MOUNTED

RESIDENTIAL GUIDELINE

LOCATION

INTERIOR LOT HOMES

Limited to roof planes which do not face the street. Corner lot homes will be limited to roof planes which do not face the side street.

GOLF COURSE LOT HOMES

Limited to roof planes which do not face the street or golf course.

GREEN BELT OR OPEN SPACE HOMES

Limited to roof planes which do not face the street, green belt or open space.

INSTALLATION

Solar collectors will have a low profile and are mounted flat on either a sloped or flat roof with one side parallel to the roof eaves or peak and mounted at the same plane as the roof.

The color of the frames and mounting hardware blends with or compliments the color of the roof.

All mechanical equipment exposed to the exterior shall be located in such a manner that minimizes visual impact.

Support solar equipment shall be enclosed and screened from view.

Solar collectors shall not extend above roof ridges or overhang the edges of the roof.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Individual Home Owners Associations may have additional restrictions or requirements.

A detailed drawing depicting actual installation locations and pattern of solar collectors is required.

SOLAR COLLECTORS – ROOF MOUNTED

RESIDENTIAL GUIDELINE

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

STANDBY ELECTRIC GENERATORS

RESIDENTIAL GUIDELINE

STANDBY ELECTRIC GENERATORS

All electric, plumbing and fuel line connections must be installed by licensed contractors.

Generator, electric and fuel lines must be installed in accordance with applicable governmental health, safety and electrical building codes.

Generator may not be located in the front yard of a residential structure and cannot be visible from any area accessible by the general public. Generator is prohibited from being located on any property that is Common Area whether or not owned by the Association.

Generator must be screened if visible from: (a) street facing the dwelling; (b) visible from adjoining common area or adjoining residence if located in an unfenced side or rear yard; or (c) visible through the fence from adjoining common area, golf course, or adjoining residence if located in a side or rear yard with wrought iron, metal or aluminum fencing.

Generator must be fully enclosed in an integral manufacturer supplied sound attenuating enclosure.

An Owner is prohibited from using a Generator to generate all, or substantially all, of the electrical power for a residential structure, except when utility-generated electrical power to the residential structure is not available or is intermittent due to causes other than non-payment for utility services to the residential structure.

COMMENTS

A submission is required to be made to the Architectural Control Committee containing plans and specifications showing the proposed location of the generator as well as any proposed plans and specifications for screening.

The Architectural Control Committee may grant variances to these guidelines.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

SWIMMING POOLS

RESIDENTIAL GUIDELINE

SWIMMING POOLS

Swimming pools are to be in-ground only, no above-ground pools will be approved.

The swimming pool checklist is also available by contacting the Las Colinas Association Plan Review Department.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

If landscaping is modified as a result of swimming pool construction, a revised landscape plan must be submitted.

Pool backwash must be routed to sanitary sewer.

Area deck and sump pump drainage must be routed to a location approved by the ACC.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

SWIMMING POOLS - CHECKLIST

RESIDENTIAL GUIDELINE

SWIMMING POOLS

1. A site plan which shows the location of the pool in relation to the house and other structures in the rear yard as well as all property lines. All applicable easements must also be noted on the site plan.
2. Information on the proposed grade elevations of the pool and deck in relation to the house, existing structures and all lot corners must be submitted.
3. Deck material and specifications must be provided.
4. If retaining walls are planned, notes on the type of wall, height and material must be indicated. If no walls are planned, a contour grading plan must be included which clearly shows how surface drainage around the pool and existing house will be handled. Surface drainage must be directed to a neutral outfall (street or alley if possible).
5. Provisions for subsurface drainage (drainage beneath the pool) must be provided and clearly shown on the plans unless written certification, sealed by a Texas Registered Professional Engineer is provided.
6. A cross section detail must be included which clearly shows structural information on the pool (wall and floor thickness, reinforcing steel, etc.).
7. Swimming pools shall be designed utilizing the recommendation given by the soils engineer for the property, with surface and subsurface drainage provided. A statement regarding the pool design must be included, referencing the applicable soils report, number and date.
8. Fence information must be included. The City of Irving requires that a fence be constructed in conjunction with all swimming pools, therefore, no swimming pool will be approved without information on the fence. The finished side (pickets) must face outward on wood fences. Any fence within the rear setback of a golf course must be constructed of wrought iron or metal with a maximum height of 4’-0” in most areas of Las Colinas.
9. Revisions to the landscape plan must be included in the pool submission unless the pool in completely enclosed in the rear yard and is not visible from the golf course, open space or street (including side street). Re-routed irrigation must provide full lot coverage.

SWIMMING POOLS - CHECKLIST

RESIDENTIAL GUIDELINE

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

TREES

COMMERCIAL AND RESIDENTIAL GUIDELINE

APPROVED TREE LIST

BALD CYPRESS (*Taxodium distichum*):
Deciduous Mature height 80' Mature spread 50'

CEDAR ELM (*Ulmus crassifolia*):
Deciduous Mature height 80' Mature spread 60'

LIVE OAK (*Quercus virginiana*):
Evergreen Mature height 50' Mature spread 60'

RED OAK (*Quercus shumardii or texana*):
Deciduous Mature height 80' Mature spread 80'

CHINESE PISTACHIO (*Pistacia chinensis*):
Deciduous Mature height 70' Mature spread 50'

OCTOBER GLORY MAPLE (*Acer rubrum*):
Deciduous Mature height 50' Mature spread 35'

SOUTHERN MAGNOLIA (*Magnolia grandiflora*):
Evergreen Mature height 60' Mature spread 30'

SWEETGUM (*Liquidambar styraciflua*):
Deciduous Mature height 70' Mature spread 30'

COMMENTS

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

TREES

COMMERCIAL GUIDELINE

REQUIRED TREES

The Las Colinas Declaration and supplementary declarations applicable to commercial property specify the number of trees that are required in conjunction with development of the property. This requirement is found in the section titled **Landscaping** of Article V. Required trees are to be a minimum of 4" caliper in size at the time of installation and must be a species contained on the approved tree list.

The area used in calculating the number of required trees is normally from the face of the building, extended to both side property lines, and then extended to the street property line.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Additional trees may be selected for use on commercial sites beyond those that are required. Such trees need to be of a species that is typically found in the north Texas region and suitable for the type of soils found in the Las Colinas community.

All tree selections must be approved by the ACC prior to installation.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

TREES

RESIDENTIAL GUIDELINE

REQUIRED TREES

INTERIOR LOTS:

A minimum of one (1) 4” caliper tree is required in the front yard. The tree must be a species contained in the approved tree list.

GOLF COURSE LOTS:

A minimum of one (1) 4” caliper tree is required in the front yard. A minimum of two (2) 4” caliper trees are required in the back yard (golf course side of property). The trees must be a species contained in the approved tree list.

CORNER LOTS:

A minimum of one (1) 4” caliper tree is required for each 50 linear feet of combined street frontage for the front yard and side street yard. The trees must be a species contained in the approved tree list.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Additional trees may be selected for use on a residential lot beyond those that are required. Such trees need to be of a species that is typically found in the north Texas region and suitable for the type of soils found in the Las Colinas community.

All tree selections must be approved by the ACC prior to installation.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

UTILITY CONNECTIONS

COMMERCIAL GUIDELINE

UTILITY CONNECTIONS

Utility connections at the building should penetrate the exterior wall at the height of the utility service.

All utility lines, not within a building, shall be constructed and maintained underground.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Utility risers are not encouraged.

Utility service areas shall be located within screened areas, service courtyards, or dock areas whenever possible.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

WINDOW A/C UNITS

RESIDENTIAL GUIDELINE

WINDOW A/C UNITS

Window A/C units are not permitted.

COMMENTS

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

WINDOW GLAZING

COMMERCIAL GUIDELINE

WINDOW GLAZING

Window glazing reflectivity may not exceed 22%.

COMMENTS

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

WINDOW SHADE SCREENS, AWNINGS, & SOLAR FILM

RESIDENTIAL GUIDELINE

WINDOW SHADE SCREENS

Window shade screens shall be applied to all windows on the same elevation of the structure.

AWNINGS

Awnings should be architecturally compatible with the home including style and color.

SOLAR FILM

Solar film shall be applied to all windows on the same elevation of the structure.

Combined window glazing and applied film reflectivity may not exceed 22%.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

Application must comply with HOA standards.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.

YARD ART & WATER FEATURES

RESIDENTIAL GUIDELINE

YARD ART

Yard art includes statues, depictions, artifacts, birdbaths, garden flags, or other man-made objects and must be incorporated into the landscape.

Height of yard art cannot exceed 3’ in the front yard and 4’ in the rear yard.

The number of items visible from the street in the front yard is limited to four (4) items, including decorative pots with no living plant material. An additional three (3) pots may be displayed if they contain live plant material.

The number of items that can be displayed on the side of corner lot homes visible from the street cannot exceed three (3) items.

The number of items visible from golf courses or common areas in the rear yard is limited to six (6) items.

WATER FEATURES

Water features include waterfalls, ponds, fountains and urns and must be incorporated into the landscape.

Fountains should not exceed 5’ in height in the front yard.

Waterfalls should not exceed 2’ in height in the front yard.

COMMENTS

The Architectural Control Committee may grant variances to the above guidelines.

Questions should be directed to the Las Colinas Association Plan Review Department by calling 972.541.2345.

The guideline(s) included in this document are supplements to and do not supersede the requirements and provisions of the Las Colinas Declaration or Supplementary Declarations to the Las Colinas Declaration. Adherence to this guideline does not constitute approval by the Architectural Control Committee. All improvements must be submitted to the Architectural Control Committee for review and approval. This guideline serves only as an implement for making a submission to the Architectural Control Committee.