



FIRST COLONY
COMMUNITY ASSOCIATION

DRIVEWAY EXTENSIONS

Article VIII, Section 5 of the Declaration of Covenants, Conditions, and Restrictions for First Colony (the "deed restrictions") require that:

... plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alternatives shall be submitted to the Modifications Committee for approval ...

The following guidelines have been developed to assist homeowners in complying with the above requirement of the deed restrictions. Adherence to these guidelines will usually result in the prompt approval of your request, however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification.

Specifications

Submittal requirements: Include completing and signing a modifications request form and attach a survey site plan showing a scaled drawing of the extension. Site plan (plot plan) must show property lines, building lines and utility easements; along with location of existing driveway with proposed extension clearly indicated. Any encroachment on a utility easement is solely at the owner's risk and may require specific approval from the utility companies and/or cities of Sugar Land or Missouri City. It is the owner's responsibility to obtain the required city or utility company's approval.

Location and dimensions: Show the dimensions and location of the driveway extension. At least two (2') feet of green space must be maintained between the driveway and property line and the driveway and the house. A maximum extension width of three (3') will be allowed.

Materials: The concrete used must be of similar or better quality than the existing driveway. If the driveway is made of colored concrete or pavers, the concrete color and the shape and texture of the pavers must match. If the extension effects the street curb, the old curb must be removed and a new curb must be installed adjacent to the new edge of the driveway extension. No reflectors of any kind may be placed on the driveway. Additional screening with shrubs along the length of the extension may be required.

Maintenance

All driveway extensions must be maintained in such a fashion that they do not detract from the neighborhood.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.

The FCCSA Executive Director approved these guidelines on the 25th of April, 2002 based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.


Sandra K. Denton, Executive Director