

HUNTERS POINT PROPERTY OWNERS ASSOCIATION

The Architectural Control Committee

The Architectural Control Committee (the “ACC”) is the governing authority for the review and approval of improvements within Hunters Point. Refer to the [Revised Deed Restrictions and Covenants](#) for Hunters Point Subdivision, Article I, paragraph 1.06 for membership designation for the ACC.

The ACC reports to the Hunters Point Property Association’s (the “HPPOA”) Board of Directors (the “Board”). The Board retains the right to veto an ACC decision.

No person may be appointed to serve on the ACC if that person is:

1. a current Board member;
2. a current Board member’s spouse;
3. a person residing in a current Board member’s household.

A person currently serving on the ACC who is submitting, or pending submittal, of their own property documents for approval, must abstain from any deliberations, actions, or vote taken by the ACC regarding their relevant property. If approval or denial is tied between the remaining members of the ACC, the decision will be referred to the Board.

Should the ACC deny an application or request by a property owner (the “Owner”) for the construction of improvements, the Owner may appeal the ACC’s decision to the Board.

All application denials must be provided to the Owner by certified mail, hand delivery, or electronic delivery.

Denial notices must:

1. describe the basis for the denial in reasonable detail;
2. describe in reasonable detail any changes that are required as a condition for approval;
3. inform the Owner that the Owner may request a hearing on or before the thirtieth (30th) day after the date the notice was mailed to the Owner.

For detailed instructions about hearings, see the [Hearings Policy & Procedure](#).

Guidance for the ACC responsibilities are from the State of Texas Property Code, Title 11 Restrictive Covenants, Chapter 209, Texas Residential Property Owners Protection Act, [Section 209.00505](#), Architectural Review Authority.

As adopted at a Board meeting of the HPPOA on September 21, 2023.