

Advice and Guidance for Submission of Plans on the 20th of each month

- Two sets of plans - preferred scale: 1/8" site plan 1/4" elevations (front elevation to be a color rendering) and floor plans.
- Requires an owner to obtain the Board's approval of the architectural style of improvements to be constructed on a lot.
- Drainage plan prepared by registered engineer or architect
- Maximum House Elevations:
 - 35 ft. for lots up to 25,000 sq. ft.
 - 38 ft. for lots greater than 25,000 but less than 43,560 sq. ft.
 - 41 ft. for lots over 43,560 sq. ft.
 - All house elevations are measured from natural grade.
- New Houses will also be subject to the following:
 - Certified Foundation form survey (original copy)
 - Certified Slab Survey (original copy)
 - Elevation Certificate (original copy)
 - Be advised that written approval may take an additional month depending on the complexities of the project.
- Impermeable calculations of the property including this project (pools are considered impermeable) Restricts the total area of foundations for improvements and impermeable (hardscape) to 100% of the total building area of the lot within the setbacks if the lot is 15,000 square feet or more or 110% of the total building area of the lot within the setbacks if the lot is less than 15,000 square feet. (ROPO can help with the calculation of the maximum impermeable allowed – just give us the lot dimensions from the lot survey)
- Prevailing Setback. As defined, where the homes on the street segment are setback more than 15 ft. from the front building setback.
- All external a/c/& pool equipment must be ground mounted and in compliance with the building setbacks or written policies for the property.
- Any generator or other external power source must be ground mounted have sound attenuation and comply with building setbacks or polices for the property.
- Addition(s) to an existing house or garage, the roof and exterior walls must have the same material composition and color as the existing residence.
- The height of the fences, walls and gates including any appointment(s) such as lanterns, lights, decorations, etc., is a maximum of 8 ft. on the sides behind the front building line or 10 feet at the rear property line only or 6 ft. high for street side corner lots. All fence elevations are measured from fence owner's natural grade.
- 6 ft. high front fencing and gates including any appointment(s) such as lanterns, lights, decorations, etc. are only allowed on certain busy streets as stated in the restrictions. All front fencing and gate(s) elevations are measured from fence owner's natural grade.
 - Busy streets are as follows: River Oaks Boulevard; Kirby Drive; Inwood Drive; South Shepherd Drive; San Felipe Road; Westheimer Road; Claremont Lane; Locke Lane behind Lamar Shopping Center; 3300 Block of Ella Lee Lane
 - Fencing or gates must not be closer than 2 feet to the front property line
 - Gates must not swing or cross over the property line.
 - Composition is wrought iron with masonry columns or all wrought iron. Masonry bases for wrought iron fence must not exceed 2 feet high for an overall height not to exceed 6 feet.
 - Consult the ROPO office for fencing, walls and gate(s) requirements for the Tall Timbers Section.