



# Possum Kingdom Property Owners Association

19669 N. State Highway 16  
Graford, Texas 76449

ACC BUL 2.2 Clearing a Lot Culvert and Construction Entrance

6/20/22

## Standards (4th Amended and Restated Rules and Design Guidelines; Part III; B #2; Page 21)

The ACC, with the approval of the Board of Directors, shall have the responsibility to develop a Community-Wide Standard for the Development and shall have sole discretion with respect to taste, design standards and other guidelines and restrictions to ensure compliance with the Community-Wide Standard. One objective of the ACC is to prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures from being built within the Development. The ACC may from time to time adopt such procedural and substantive rules, to the extent not in conflict with the Governing Documents, and with the approval of the Board of Directors, as it may deem necessary or proper for the performance of its duties, including any additional Design Guidelines and publish and promulgate bulletins regarding such additional Design Guidelines, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of the Community Wide Standard and the Governing Documents. The ACC with the approval of the Board of Directors, shall have the authority to adopt Design Guidelines with the approval of the Board of Directors, shall have the authority to adopt Design Guidelines which may be applicable to only specific sections within the Development. Minutes of all ACC meetings shall be retained by the ACC Chairman.

## Statement

The Association allows minimal clearing on a lot to establish a homesite due to the abuse of broader permissions given in the past. The Association is, therefore, limiting what clearing can be done to a lot as well as requirements and limitations on the construction entrance and road to homesite.

## Directive

- The scraping off of topsoil or the destruction of the natural grasses and other natural vegetation on a lot except where dwelling and construction road will be constructed is prohibited
- With ACC approval Construction Culverts are allowed for entry and exit to lots for equipment
  - \*Please use the "Improvement" form found on the website for Culvert installation requests
  - \*Please supply numbers 1, 2 (denotes location) and 3 (provide size) on page 1 of Improvement form
- Small trees may be pushed over and piled for removal to create a construction road
- Construction road may have ten to fifteen (10 to 15) feet of gravel/roadbed beginning at the conclusion of the twenty (20) foot transition into lot

## Definitions

**Construction Culvert** - the culvert location may be a temporary or permanent improvement

The culvert must be a minimum of fifteen (15) inches in diameter and have twenty (20) feet of gravel/roadbed extending from main road surface inward to lot

**Construction Road** - a pathway on the lot for vehicles to navigate lot

**Transition** - a twenty (20) foot area adjoining the main road surface covering the construction culvert