



# Possum Kingdom Property Owners Association

19669 N. State Highway 16

Graford, Texas 76449

ACC BUL 8.5 Definitions Foundation

3/11/22

## 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

This is an added definition to the 4th Amended and Restated Rules and Design Guidelines. Please place this definition in Part III, Architectural Control and Design Guidelines, A. Definitions Pertaining to Part III, after "Energy Efficient Roofing" and before "Front-Line".

## Directive

- **Non-permanent** on-grade foundation may be used on an accessory building of three hundred square feet (300sf) or less

A non-permanent on-grade foundation may be:

- a Skid
- Gravel
- Patio Stone
- Precast concrete slab

- **Permanent** on-grade foundation must be used on an accessory building greater than three hundred square feet (300sf) exception: an accessory building designed to have plumbing installed-See "Engineered" below

A permanent on-grade foundation:

- Sits on the ground
- Poured concrete slab with forms and rebar reinforcement

- **Engineered** foundation must be used on all dwellings and any accessory building that is to have plumbing installed

- Requires a Professional Engineer stamp from the state of Texas