



SUN CITY TEXAS DESIGN GUIDELINES

***Approved by the Sun City Texas
Community Association
Board of Directors***

November 18, 2021

These Design Guidelines supersede all other Design Guidelines, Revisions, Interpretive, and Interim Guidelines dated prior to November 18, 2021.

house. Other locations are possible. Electrical leads or connecting cables must run into the attic space and not across the roof. A CoG permit is required.

- b) Solar-Powered: Units may be located any place on the roof required in order to capture the needed amount of sun. Only units that parallel the roof's slope facing the street-side are permitted. A CoG permit is required.

6.2.2. SKYLIGHTS

- a) Skylight may be located any place on the roof. A CoG permit is required.
- b) Skylight shapes can be rectangular or tubular shaped but must not contain internal lighting unless LED lighting is used and fully shielded from outside view.

6.3. ALLOWABLE ANTENNAS – SATELLITE DISHES

Satellite-dish antennas with a diameter of one meter (39.37-inches) or less used to receive video (or other antennas whose installation and use is protected under Federal law or regulations) may be installed outside a house without prior approval from the MC, as long as, the antenna is installed at the location with the highest placement priority that provides a viable signal. See List 6-1 and 6-2. All exposed cables and wiring must be routed at right angles and securely fastened to the house.

List 6-1: Placement Acceptability List – Homes on Interior Lots

1	REAR YARD FASCIA. Anywhere on the rear roofline fascia.
2	LOWER REAR PORTION OF ROOF. On the portion of the roof that slopes toward the rear of the lot within 15 feet of the roofline. Must be at least 15-feet from the front of the house.
3	SIDE YARD FASCIA (as far back as possible). On the roofline fascia facing either side of the lot, except that the mounting location must be as close to the rear roofline as possible. Must be at least 15-feet from the front of the house.
4	ROOF Any location on the roof of the home as long as the mounting location is not visible from the street in front of the house..
5	GROUND MOUNTED & SCREENED. Ground-mounted antenna in an area that is not visible from a street and screened from view. (See Example 4-1.)
6	ANY OTHER LOT LOCATION. Any other location on the home or lot that is screened from view. (See Example 4-1.).

List 6-2: Antenna Placement Acceptability List – Houses on Corner Lots

1	REAR YARD FASCIA Anywhere on the rear roofline fascia away from the side street.
2	LOWER REAR PORTION OF ROOF (away from side street). On the portion of the roof that slopes toward the rear of the lot within 15 feet of the roofline. Must be at least 15-feet from the front of the house
3	SIDE YARD FASCIA (as far back as possible) On the roofline fascia facing either side of the lot, except that the mounting location must be as close to the rear roofline as possible. Must be at least 15-feet from the front of the house.
4	ROOF Any location on the roof of the house, as long as, the mounting location is not visible from either the front or side street.
5	GROUND MOUNTED & SCREENED. Ground-mounted in an area that is not visible from a street and screened from view. (See Example 4-1.)
6	ANY OTHER LOT LOCATION. Any other location on the house or lot that is screened from view. (See Example 4-1.)

6.4. TV, AMPLIFIED HDTV, CELLULAR PHONE BOOSTER/REPEATER ANTENNAS & BROADBAND ANTENNAS

These antennas may be located anywhere on the roof, as long as, the antenna is hidden as much as possible from the front view of the house while still permitting adequate signal strength.

6.5. ANTENNA INSTALLATION – AMATEUR RADIO

6.5.1. GENERAL RADIO ANTENNA REQUIREMENTS

- a) Certain antennas may be installed on the house or homeowner's lot to facilitate the sending and/or receiving radio signals by residents that are federally licensed Amateur Radio Operators.
- b) Emissions from the antennas will be governed by the FCC Rules & Regulations.
- c) Antennas may be of the vertical or horizontal wire type or a combination of each.
- d) Temporary installations of Type 1, 2 and/or 3 antennas are allowed for a maximum of 30-days for testing.
- e) Only a maximum of two antennas may be installed.
- f) A copy of the homeowner's FCC Amateur Radio Operator License must be on file with CSD.

6.5.2. ALLOWED TYPES OF RADIO ANTENNAS

- a) Type 1 – VHF/UHF Dual-Band Vertical Antenna:
These antennas must not exceed 12-feet in height, 2-inches in diameter at their widest point in their taper and be mounted on the eaves, fascia or at the gutter edge of the house.
- b) Type 2 – HF Ground-Mounted Vertical Antenna:
 1. These antennas must be ground-mounted and must not exceed 40-feet in height above the developer-finished grade.
 2. Type 2 antenna are permitted only in the rear of the house and must be self-supporting [without guy wires]. If the antenna is part of a ground-mounted flag pole, flag pole guidelines apply.
 3. Antenna may be constructed of metal, fiberglass or other suitable material.
 4. The taper at the base must be of a size to support the antenna without guy wires.
- c) All leads, wires or other connections between the antenna and the exterior of the house must be enclosed in conduit or otherwise protected as required in building codes, routed at right angles and securely fastened to the house. If any leads, wires or other connections are enclosed in conduit, the conduit must be painted to match the primary color of the house. Homeowners of brick houses must paint any exterior conduit to match trim color of the house.
- d) Type 3 – HF Horizontal Wire Antenna:
 1. Wire antennas may be mounted along the ridge line of the roof from one side of the house to the other side of the house and no more than 18-inches from the roof surface. Wire antennas may also be mounted around the perimeter of the house under the eaves or fascia board.
 2. Wire size must not exceed 12-gauge, be bare or coated with a dark color.
 3. Associated mounting hardware and equipment (such as end-mounts, eye-bolts, turnbuckles, tensioning devices and insulators) must be made of rust and corrosion-resistant material and non-reflective color that will blend with the roofing or trim color of the house depending on where mounting is done.
 4. Mounting must employ tensioning devices that minimize the catenary [sagging] effect and present horizontally strung wire parallel to the ridge line of the roof to the maximum degree possible.
 5. The connecting wire from the antenna must enter the house at the closest feasible point to the antenna-mounting point.
 6. In all cases, installation must not be a visual distraction or present a hazard.

6.5.3. RADIO ANTENNA CONNECTIONS

- a) The connecting wire (feed-line), from the antenna to the entry point into the house, must enter the house at either the closest point to a mounting point of the antenna or a point close to the mid-point of the antenna.
- b) House-to-house wiring for common use of antennas is allowed. Above ground wiring will only be approved through an application and by variance. Underground wiring is approved using the NPL. See Article 2.9c.
- c) Any grounding wires installed on the exterior of the house are to be treated in the same manner as specified

for antenna wires.

6.5.4. REMOVAL OF RADIO ANTENNAS

- a) The party responsible for removing any radio antennas, associated mounting equipment and wiring from the house remains with the homeowner who installed these items.
- b) Antennas and all associated equipment and wiring are to be removed within 30-days if the property is leased, sold or the licensed operator no longer resides in the house.

6.6. SOLAR COLLECTION SYSTEMS

6.6.1. ACCEPTABLE SOLAR PANEL INSTALLATIONS

- a) Solar collectors mounted on the roof of the house must have the top edge parallel to the roof ridgeline. The installation must not project above the roof ridge line.
- b) Any piping, tubing, conduit, junction boxes, combiner boxes, mounting feet or mounting rails associated with the solar collectors, that are on the roof, must be under the collector and not visible from the ground, or they must be painted to match or complement the color of the roofing material.
- c) Any piping, tubing, conduit, junction boxes, combiner boxes that are routed across the fascia or exterior wall of the house, must be painted to match the primary color of the house over which they are routed. Piping, tubing, conduit, junction boxes, combiner boxes or wiring that is silver, bronze or black will be considered for approval.
- d) Utility panels and leads or connecting cables that are silver, bronze, or black tones will be considered.
- e) A system with battery backup capability must have the battery bank installed in the garage and must include the required external ventilation.
- f) The system must be:
 - 1. Designed by a licensed solar contractor.
 - 2. Built from commercially available components.
 - 3. Installed by a licensed contractor.
 - 4. Conform to the current National Electric Code.
- g) Solar collectors will be considered for installation inside an approved fenced yard or patio. Such installations must meet the above conditions, plus they must be no higher than the height of the fence. These types of installations will be considered as a last-resort installation design because of specific conditions that preclude the installation on the house roof. Each situation will be reviewed individually for its specific circumstances and any approval granted will be done by variance.
- h) Solar collectors must be located to avoid glare and creating a nuisance for neighboring properties.

6.6.2. TREE TRIMMING OR REMOVAL

- a) Trimming trees located on the homeowner's lot to facilitate the operation of solar-power generating equipment is allowed.
- b) Trimming trees not on the homeowner's property is prohibited except for the tree trimming allowed in Article 4.21.
- c) Tree removal is discouraged.

6.7. RAIN BARRELS (DOMESTIC RAINWATER HARVESTING)

A rainwater harvesting system consists of the following components: catchments (roof), conveyance system (gutters, downspouts, and piping), storage (rain barrel), filtration (debris-removal mechanism) and distribution system. An application is required for all rain barrels and domestic rainwater harvesting systems.

- a) Rain barrels, including cement pads or risers, are limited to three groups of 1 or 2 barrels each (maximum six barrels per residential property) and must be located within 1-foot of the house in either the rear yard or in the side yard next to the rear corner of the house.
- b) A diagram showing where the rain barrels are to be located must be submitted with the application.
- c) Rain barrels must not be greater than 60-inches in height and 30-inches in diameter and no more than 180-gallon capacity.

APPENDIX F – NO-PAPERWORK LIST

A homeowner is responsible for meeting all DG requirements for the modifications listed even though an application and approval from the MC is not required.

#	Item	Article #
1	Cellular Telephone booster/repeater antenna.	6.4
2	FM radio and amateur radio antennas. The owners' Amateur Radio Operator License must be on file with the Community Standards Department.	6.4 & 6.5
3	HDTV and similar antennas for television/internet.	6.4
4	Adding plants and shrubs in an existing planting bed.	4.4
5	Bird Baths/Bird Houses/Bird Feeders in rear yard that are 6-feet tall or less.	5.4.b
6	Bird Baths/Bird Houses/Bird Feeders hanging from a tree in the front yard. Limit 2 items.	5.10.3.b
7	Bird Baths/Bird Houses/Bird Feeders in the front yard up to 6-feet tall and within 2-feet of the house foundation. Limit 1 item.	5.4.a
8	Construction/Landscaping Debris Boxes ("Dumpsters")	6.12
9	Edging for existing planting beds and tree wells.	4.4.g & 4.16.d
10	House entry door replacement: a) Fits in the existing door opening and the same style and color as the original. b) Does not contain any colored glass. Does not apply to Cottages.	3.10
11	Exterior wall art and ornamentation.	5.10
12	Flags and flag mounts (except flags illuminated for night-time display) mounted in one of the preferred locations: a) Display of the US Flag, any US State Flag, or any US Armed Service Flag. b) Display of a university, college, or professional sports team flags. c) Flag Mounts attached to a building. d) Flags or banners celebrating holidays listed in Appendix C. e) Seasonal flags, pennants, or banners.	5.9
13	Flower boxes on decorative concrete fences or under garage windows of cottages.	14.9.b.5
14	Artificial or natural flowers, plants, and trees placed on a front or rear porch/patio.	5.6
15	Garden hose hanger.	5.3
16	Gutter guards that match the existing trim paint color.	3.15.c.6
17	Handrails and safety guard rails.	10.1
18	Holiday Decorations.	5.5 & Appendix C
19	Knox Box® Installation.	3.9
20	Flowerpots, decorative objects, and other artifacts in LMH house beds or on porches/patios.	14.9