



MORNINGSTAR

Home Improvement Application

Owner/Applicant: _____ Phone: _____

Email Address: _____

Property Address: _____

Contractor Name: _____ Phone: _____

Proposed Start Date: _____ Proposed Completion Date: _____

Type of improvement: **(A separate application must be completed for each additional improvement)**

No work may begin without prior written approval of Morningstar Property Owners Association, Inc. Written notification of the decision will be supplied to the Homeowner **within thirty (30) days** after receipt for all required information from the Homeowner. The Homeowner is responsible for ensuring that approved work is constructed and/or installed as outlined in the written response from the ARC. All approved work must be completed within 180 days or written approval. Any approved work not completed within 180 days of written approval will require the Homeowner to resubmit for approval.

The Homeowner has read and understands the applicable provisions of the Declaration of Covenants, Condition and Restrictions for the Morningstar Property Owners Association concerning design, modification and construction. The Homeowner shall be responsible for complying with all other Codes and Ordinances and obtaining necessary permits and approval to conduct work prior to commencing work.

Homeowner acknowledges that he/she has read, understands and agrees with the above provisions and that this application is complete as submitted.

Homeowner's Signature

Date

All completed applications must be submitted via the App Folio Online Portal. If you are not set up on the portal, please feel free to reach out to me so I can help get you set up.

Morningstar Property Owners Association, Inc.

dgreen@prestigestarmgmt.com

817-709-4625

Homeowners must include the following with the Home Improvement Application as applicable. All submissions must be clear, concise and understandable enough for the ARC to make an informed decision. If the below items are not submitted, your application will be returned and not considered until all details are provided.

Storage Buildings

- Plot plan is required. Location of addition must be clearly marked on plot plan. Must include a 5ft set back from fence.
- Contractor proposal that includes picture or elevation drawings, materials and measurements.
- Colors and shingles must match home.
- Maximum size is 100 square feet.
- Maximum roof pitch is 4/12
- Maximum concrete slab thickness is 4inches, 2inches must be underground
- Is not viewable from street view or common area.

Arbors/ Pergolas/Patio Extensions/Additions/Playscapes/Concrete Extensions

- Plot plan is required. Location of addition must be clearly marked on plot plan. Must include a 5ft set back from fence.
- Dimensions, list of materials, color samples, elevation drawings, and square footage must be provided.
- Fabric canopies are **NOT** permitted
- Submit color of stone & concrete overlays. Samples or pictures must be provided.
- Community approved Wood Defender semi-transparent, color #808406 in Sierra; as manufactured by Standard Paints, Inc.

Landscape/Landscape Edging/Trees

- Plot plan is required. Location of landscape plans must be marked on survey/plot plan. Must include a 5ft set back from fence.
- Plants/Trees/Species need to be listed, spacing between plants and sizes of plants/trees.
- Only the following approved trees can be planted:
 - Live Oak
 - Shumard Red Oak (not allowed as a street parkway tree)
 - Burr Oak
 - Chinquapin Oak
 - Cedar Elm
 - Lacebark Elm (not allowed as a street parkway tree)
 - Chinese Pistache (not allowed as a street parkway tree)
 - Bradford Pear (not allowed as a street parkway tree)
- Landscape edging sample pictures required.

Swimming Pools/Spas

- Plot plan is required. Location of swimming pool/spa must be marked on survey/plot plan. Must include a 5ft set back from fence.
- Homeowner must provide an approved permit from the city of Fort Worth.
- Dimensions, lists of materials, elevation drawings and square footage. Include distance from property lines.
- Plans to screen pool equipment and pool drainage plans.
- Semi-above ground pools will be approved on a case-by-case basis. Homeowners must include detailed pictures (not drawings) for approval.

Solar Vents/Solar Panels

- Dimensions, picture, product details, number and location of vents or panels must be provided.

Exterior Paint

- Paint samples are required. Submitting two color choices is suggested.

Roof Replacement

- Contractor's proposal that shows manufacturer's warranty (30 year/lifetime required), color, and brand of shingle (3-tab shingles are not permitted).

Fences

- Plot plan is required. Location of fence must be clearly marked/highlighted on plot plan.
- Contractor's proposal that shows materials used, top cap, border, stain/paint, and height of fence.
- Stain/paint sample.

Please note: Incomplete submissions will not be accepted for review and will be returned.