

Homeowners Association

**Important Guidelines: After-Storm Landscaping &
Fence Repairs in Hickory Ridge Neighborhood**

Dear Hickory Ridge Residents,

In the aftermath of the recent storm, our thoughts are with every one of you who has been impacted by its effects. We want to take a moment to extend our support and solidarity to our community during this challenging time.

As members of the HOA board, we are deeply aware of the profound impact the recent storm has had on our beloved community. The damages incurred and the subsequent setbacks in repairs and replacements have undoubtedly brought forth challenges for each one of us.

The HOA board has assessed the situation to determine the best course of action. We recognize the importance of transparency and will ensure that residents are kept informed every step of the way. If your property sustained any damage from the recent storm, kindly inform your HOA board members. This will enable us to create a comprehensive list of those impacted.

LANDSCAPING CLEANUP:

After a storm, it's essential to assess any damage to trees, shrubs, and other landscaping elements on your property. Please prioritize the removal of any fallen branches, debris, or uprooted trees that may pose a safety hazard to pedestrians or vehicles.

TREE TRIMMING AND REMOVAL:

If any trees on your property have sustained damage or are at risk of falling, we urge you to promptly address these issues. This may involve trimming broken branches or, in severe cases, removing the tree entirely. Please remember to engage qualified professionals for this task to ensure safety and compliance with local regulations.

FENCE REPAIRS:

If your fence has sustained damage, such as broken panels or posts, please arrange for repairs as soon as possible. Maintaining the integrity of our fences not only enhances the appearance of our neighborhood but also contributes to safety, security and privacy of all homeowners.

COMMUNITY SUPPORT:

In times like these, it's important to support one another. If you or your neighbors require assistance with cleanup efforts or finding reputable contractors for repairs, please don't hesitate to reach out to the community. Together, we can overcome any challenges and emerge stronger than before.

REPAIR GUIDELINES & TIMELINES:

We have attached a Roof + Landscaping + Fence Guideline Document as well as an expected repair timeframe document for each of these, please review these guidelines as soon as possible.

If you have any questions or concerns regarding the guidelines outlined above, please feel free to contact the neighborhood association or any HOA Board members directly. Your cooperation and proactive efforts are greatly appreciated as we work together to restore our neighborhood to its full splendor.

Thank you for your attention to this matter, and let's continue to make Hickory Ridge a wonderful place to call home.

With Heartfelt Wishes,

Hickory Ridge Homeowners Association Board Members

John Kinsey, Mario Orozco, Jess Grinstead & Geneve du Plessis

Homeowners Association

FENCE GUIDELINES

Taken from Section 3.4(2) from the Hickory Ridge Governing Documents.

Fences:

Construction or replacement of any fence requires ACC approval before construction.

Height Requirements:

Up to 8 feet in height, and no lower than 6 feet in height.

Construction and Materials:

- Wooden fences shall contain either wooden posts or metal posts. - Solid wood materials are required for fence panels.
- Stain color or paint must be approved by the ACC
- Brick for fence panels must be approved by the ACC
- Brick fence columns must be approved by the ACC - Iron fence panels must be approved by the ACC Department - Chain link fence construction is not permitted.
- Vinyl material for fence panels is not permitted.

FAQS:***Can I have a plastic or vinyl fence?***

A vinyl fence or PVC Vinyl fence is essentially made of plastic, specifically polyvinyl chloride (PVC). Unfortunately, Plastic / Vinyl fences are not permitted in the Hickory Ridge neighborhood.

What side of the fence should my metal posts be?

The City of Rockwall requires all fence posts to be on the INTERIOR side of the fence, therefore no posts should be visible from outside the property.

Are there stain color restrictions when painting or staining my fence?

Yes. Please get stain and paint color approval from the Hickory Ridge ACC department before proceeding with staining. If you are uncertain who to contact, please contact SBB Management or a HOA Board member and we'd be happy to point you in the right direction.

Do I have to get a permit to replace a fence that was damaged?

Yes and No. This depends on how much of your fence needs to be replaced. The City of Rockwall does not require a new permit to be acquired if the section of the fence that needs replacing is less than or equal to 25 linear feet AND including less than or equal to 5 posts. This is considered general maintenance of the fence and does not require a new permit. For more information, please call the City of Rockwall Inspections Department or visit: <https://www.rockwall.com/documents/BI/I-House/Fence%20Permit%20Requirements.pdf>

REPAIR TIMELINE & PROCESS:

Considering recent events, we understand that restoring your properties to their pre-storm condition may require time and resources. The Hickory Ridge Homeowners Association is extending a grace period of four weeks for repairs following the recent storms.

Should you find that additional time is necessary to complete your repairs, we kindly ask that you reach out to us via email at hoa@hickoryridgerockwall.com. When contacting us, please provide a detailed description of the damage, along with accompanying photos, and your estimated repair timeline. Rest assured; each request will be carefully evaluated on a case-by-case basis to ensure fair consideration.

Your understanding and cooperation during this time are greatly appreciated as we work together to restore our community. If you have any questions or require further assistance, please don't hesitate to contact us.

TREE GUIDELINES

Taken from Exhibit A-1, Hickory Ridge Landscape Bulletin

Shrubs, trees, flowers, misc. plant materials must be removed / replaced upon deterioration or damage.

All homeowners must maintain a minimum of 2 (two) trees with a caliper of at minimum 3 inches in the area of Lot between the front property line & the front building line.

PLEASE TAKE NOTE: HICKORY RIDGE POST-STORM GREENERY INITIATIVE

Amidst these trying times, we have made a decision that we hope will offer some relief and assistance to our residents. Recognizing the importance of trees in our environment and the significant loss many of you have experienced, we are announcing an initiative to support the restoration of greenery in our neighborhood.

We understand that replacing damaged trees can be a daunting task, both physically and financially. Therefore, in an effort to ease this burden, we have decided to provide a one-time (for damages after the May 28, 2024 storm only) allowance for residents to replace damaged trees with 1-inch caliper trees (10gal), as opposed to the originally required 3-inch caliper trees (30gal).

This adjustment aims to make the process more accessible and manageable for all affected individuals.

We firmly believe that this initiative not only contributes to the restoration of our natural landscape but also symbolizes the resilience and unity of our community in the face of adversity. Together, we can work towards rebuilding Hickory Ridge stronger and greener than ever before.

FAQS:

What does "caliper of at minimum 3 inches" indicate?

As a general rule, a 1-inch caliper tree in a nursery or garden center suggests a tree that is about 8 feet tall, while a 3-inch caliper measurement can mean a tree near 12 - 14 feet tall. This is equivalent to a 20gal tree.

I have multiple trees in my front yard, one of them got damaged by the storm and must be removed. Do I have to replace the removed tree if I still have equal/more than 2 trees out front without it?

No. If you have 2 trees between the front line of your property of the front line of your home, you do not need to replace the additional tree.

My tree is damaged and needs to be replaced. Can I replace the tree with any tree I like?

Yes and No. We do not have guidelines on what SPECIFIC tree to replace a tree with, we do give that option to the Homeowner, AS LONG AS the chosen tree is a NON-INVASIVE TREE. For more information regarding invasive trees please visit <https://www.texasinvasives.org/>

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GENERAL LANDSCAPE GUIDELINES

Taken from Exhibit A-1, Hickory Ridge Landscape Bulletin

1. The grass cannot exceed 6 inches tall.
2. The sidewalk, walkways, mailboxes, utility meters, fence lines and yard obstructions must be edged.
3. A weed preventative must be used when necessary.
4. Grass cannot encroach the tree wells and flower beds.
5. Grass and weeds must be cleared from the tree wells and flower beds.
6. Grass clippings must be disposed of properly upon completion of maintenance.
7. Shrubs, trees, flowers, misc. plant materials must be removed / replaced upon deterioration or damage.

PLEASE TAKE NOTE: HICKORY RIDGE POST-STORM GREENERY INITIATIVE

Amidst these trying times, we have made a decision that we hope will offer some relief and assistance to our residents. Recognizing the importance of plants and greenery in our environment and the significant loss many of you have experienced, we are announcing an initiative to support the restoration of greenery in our neighborhood.

We understand that replacing and replanting of shrubs, plants and greenery can both be both physically and financially burdening. Therefore, in an effort to ease this burden, we have decided to provide a one-time (for damages after the May 28, 2024, storm only) allowance for residents to replace any damaged plants and shrubs with seedlings instead of fully grown ones. We hope that this allowance will make the process more accessible and manageable for all affected individuals.

We hope that this gesture, though small, will serve as a beacon of hope and renewal for our community as we come together to overcome the challenges that lie ahead. Together, we will rebuild, stronger than ever before.

FAQS:

What type of plants can I replace mine with? Are there specific requirements?

Yes and No. We do not have guidelines on what SPECIFIC shrubs and plants to replace current damaged ones with. We follow the same guidelines for the plants and shrubs that we do for trees - make sure to not choose invasive plant species. For more information regarding invasive species please visit <https://www.texasinvasives.org/>

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