

# Candlelight Oaks Architectural Control Committee (ACC) Guidelines

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The Architectural Control Committee (ACC) governs exterior modifications to maintain aesthetic harmony, property values, and adherence to community standards.

Refer to the sections below for details on modifications requiring ACC approval and guidelines for successful project planning.

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# Modifications Requiring ACC Approval

## Structural Changes

To comply with local laws and maintain a cohesive neighborhood design, residents must adhere to the following guidelines when considering structural modifications:

- Any new or modified structures visible from the street require ACC approval before installation.
- Approval requires submission of plans, elevation drawings, renderings, and a property survey with the structure's intended location marked.
- All new or modified structures must comply with deed restrictions, City of Houston regulations, and other applicable laws.
- Residents are responsible for understanding local easements and building line restrictions before submitting them for ACC approval.

Examples of modifications requiring ACC approval include, but are not limited to:

- New rooms, garages, or extensions
- New construction of homes, detached garages, or ADUs
- Roofline alterations
- Deck, porch, and patio modifications

## **SPECIAL CONSIDERATIONS**

### *Auxiliary Structures*

Auxiliary structures are secondary to the main home and include garages, storage sheds, gazebos, pavilions, play equipment, pools, and carports. If visible from the street, ACC approval is required.

## Appearance Modifications

To maintain a consistent neighborhood aesthetic, the following guidelines apply:

### Architectural Style

- Exterior modifications must align with the home's architectural style. ACC approval is required for any exterior style changes.

### Exterior Materials

- New exterior materials visible from the street require ACC approval.

#### **For approval, residents must submit:**

- Material type and color
- Intended use and placement

### Paint Colors

While Candlelight Oaks does not impose strict color palettes, neutral and complementary colors are required. ACC approval is required for exterior painting.

#### **For approval, residents must submit:**

- Brand, color name, and number
- Image of the color
- Paint type

### Roofing Materials

- Roof colors and materials must complement the home and neighborhood aesthetic.

#### **For approval, residents must submit:**

- Roofing material and color

### Windows and Doors

- Visible window and door replacements require ACC approval.

#### **For approval, residents must submit:**

- Sample image of the window/door
- Drawing indicating placement

### **Architectural Details**

- Shutters, columns, and trim changes visible from the street require approval.

#### **For approval, residents must submit:**

- Sample image of the new feature
- Drawing indicating placement

### **Fencing**

Modifications or replacements of street-visible fences require ACC approval and must meet deed restriction requirements.

#### **For approval, residents must submit:**

- Fence material and design
- Property survey showing fence placement

### **Driveways, Walkways, and Parking**

Homeowners may modify driveways, walkways, and parking structures while maintaining the neighborhood aesthetic. ACC approval is required before beginning work.

#### **For approval, residents must submit:**

- Plans/drawings indicating the modification
- Material specifications (concrete, pavers, etc.)
- Any changes to existing size or shape
- Where applicable, architectural drawings and elevations

*Contractors should obtain necessary permits from the City of Houston to ensure compliance.*

## Utilities and Equipment

To maintain a consistent aesthetic, homeowners should place auxiliary or utility equipment out of street view. If visibility is unavoidable, ACC approval is required.

### **Solar Panel Installations**

- Rooftop solar panels are acceptable even if visible from the street.

### **Standby Generators**

- Must be permitted and comply with all City of Houston placement requirements.

### **Satellite Dishes**

- Should be placed out of street view whenever possible.
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## Additional Renovation Guidance

### Dumpster Placement

- Dumpsters should not be placed on the street in front of homes.
  - Position dumpsters as far back in driveways as possible to avoid obstructing traffic.
  - Dumpsters should be emptied regularly and not left overflowing for extended periods.
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These guidelines help ensure that modifications align with Candlelight Oaks established aesthetic and maintain property values. For any questions or to submit an approval request, please contact the ACC.