

**Proposed Amendments/Additions to Holiday Park Homeowners Association  
Declaration of Covenants & Restrictions – Article VII (Protective Covenants)**

Section 1. Homes are to be built no higher than two stories, with a maximum height of 30 feet, as measured from ground level to the highest point of the roof. To avoid looming concerns for adjacent property owners, no more than 50% of the roofline of the front (street-facing) façade may be at the maximum height.

Section 2(a). The Floor Area Ratio (FAR) of all properties is not to exceed 0.5. The FAR measures the square footage of permanent structures erected on a lot relative to the total square footage of the lot. The FAR will include the home's total living area on all floors; any attached or detached garages; any enclosed additions, patios, or sunrooms; any internal storage space; and any outbuildings. Most lots in Holiday Park are 7,990 square feet (85 feet x 94 feet). For these lots, the combined floor area of all structures should not exceed 3,990 square feet.

Section 2(b). The maximum lot coverage for all properties is not to exceed 0.5, with a maximum lot coverage for all residential structure of 0.4. Lot coverage measures the surface area of all improvements on a lot relative to the total lot area. Lot coverage for residential structures will include the building footprint of the home, attached or detached garages, and outbuildings, all of which should not exceed 3,196 square feet. The remaining lot coverage will include the footprint of any and all patios, porches, driveways, walkways, pools, and water features. For standard 7,990-square foot lots, the maximum lot coverage should not exceed 3,990 square feet.

Section 2(c). The private garage on each lot shall provide space for no fewer than two and no more than 3 cars. The doors of such garage shall front the private driveway and shall be set back from the roadway according to the restrictions specified on the plat or in the R10(A) zoning district guidelines.

Section 2(d). Conversion of existing garages to living space is allowed. However, subsequent construction of exterior parking structures, such as car ports, must comply with building setbacks specified on the recorded plat and in the R10(A) zoning district guidelines.

Section 3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat, or as specified in the R10(A) zoning district guidelines.

Section 17 *(NEW ADDITION)* When a neighborhood property is subject to long-term construction, such as during remodeling of an existing structure or construction of a new building, the lot shall be kept in good order to minimize negative impact to neighbors. Construction materials kept on site are to be neatly stacked, trash and debris are to be picked up no less than weekly, and every effort should be made to minimize the mess and noise of construction. If contractors are unable to abide by these restrictions, a temporary privacy fence of six feet in height should be erected for the duration of construction.

Section 18. *(NEW ADDITION)* Homeowners must ensure that contractors working on their properties abide by construction restrictions specified in the City of Dallas Development Code, which is 7 AM to 7 PM Monday through Friday and 8 AM to 7 PM on Saturdays and legal holidays. Barring emergency circumstances, construction outside legally mandated days and times is not permitted.