

Date: _____ **Re: San Antonio International Airport
Residential Acoustical Treatment Program (RATP)**

Dear Oak Ridge Village Homeowner:

The Architectural Control Committee has reviewed the above referenced program offered by the San Antonio International Airport, the FAA and administered by ATP. The Committee has determined that to the extent eligible homeowners in Oak Ridge Village are selected to participate and qualified to be program participants it is in the best of the homeowners and community that the homes receive the noise abatement improvements offered by the program as outlined in Exhibit "A" attached hereto and made a part hereof. The Committee therefore has no objection to the improvements offered by the program, as long as the following conditions are met:

1. Homeowners comply strictly with the program guidelines as outlined in Exhibit "A".
2. Approval of this plan or any other improvement does not grant access through or across any other lot, easement or drainage area. The owner is responsible for providing access to their lot from the street on which their lot fronts. All access and construction activities are limited to the confines of the lot.
3. It is the Owner's responsibility to obtain the necessary permits and inspections, from the City or the governing municipal agency (if appropriate) upon receipt of this approval.
4. It is the Owner's responsibility to ensure that the improvements are properly placed within the boundaries of the owner's property, and that all improvements are built in accordance with all restrictions contained in the DCCR's.
5. The Committee cannot approve the placement of any structure or planting that encroaches into an easement (if any) and is not responsible for any liability for damage to any structure or planting placed in the easement should work in the easement become necessary.
6. The improvement cannot divert, increase, accelerate, or impede the natural flow of the water onto surrounding properties.
7. You are encouraged to complete this project no later than 45 days after commencement of construction. If there is a delay in completing the project, please notify the Committee through AMS in writing.
8. Any deviation from the approved program plans and/or specifications must be approved in writing prior to installation.
9. The Owner agrees to maintain the improvements in good order at all times so that the appearance of the installation does not detract from the scenic beauty of the area.

10. All debris from the installation shall be properly disposed of and hauled away from the property. Said debris shall not be dumped on any other property in the development.
11. No temporary or permanent signs of any kind related to this improvement are permitted.
12. All exterior colors must be selected from the approved colors contained in Exhibit "B" attached hereto and made a part hereof. If a paint or stain is to be used other than those on Exhibit "B" the Owner must submit a sample of the color to the Committee for approval before being applied. All metalwork shall be treated to avoid rust and must be properly maintained.
13. **Each program participant must print a copy of this approval and sign where indicated and return a copy to the address listed above so there is a permanent record in the file.**

Please be advised that the review and consideration of the program documentation is a voluntary service provided by the Committee members. The Committee does not assume responsibility for errors or omissions. The property owner of record is solely responsible for compliance with all applicable building codes, ordinances, covenants and restrictions.

In addition, you are advised that this architectural approval does not waive any provision of the Restrictive Covenants, any building code, any ordinance, rule of law, or statute that may affect such construction. This architectural approval is not a representation that the structure is safe or sound, but rather that the structure requested is not prohibited per the Restrictive Covenants.

Sincerely,
The Architectural Control Committee
Connie Smith and Joleen Lammons

Please sign and return a copy of this letter to the address listed above, fax to (210)-829-5207, or scan and return via email to: acc@ams-sa.com. Remember to keep a copy for your records.

ACCEPTED AND ACKNOWLEDGED BY:

Homeowner Signature

- PROGRAM HIGHLIGHTS -

ACOUSTICAL TREATMENTS

To reduce interior aircraft noise level in a home by a minimum of five (5) decibels, the ATP will provide eligible homes with an array of acoustical treatments that may include the following:

- Window installation
- Door installation
- Addition of attic cavity insulation
- Baffling of roof vents
- Installation of ventilation fans
- Central air conditioning
(only if none exists)



PROGRAM PROCESS

The ATP is designed to utilize a "single parcel" bidding method, where each home represents an independent design and construction contract. This process is designed to maximize homeowner satisfaction, local contractor participation and quality of work.

Eligible homes will be grouped into ATP Phases, each consisting of a series of Monthly Bid Cycles containing a pre-assigned number of eligible homes. The number of homes acoustically treated in each Phase (and associated Bid Cycles) is governed by the level of funding received from the FAA and San Antonio International Airport. An ATP Monthly Bid Cycle represents an approximate eight (8) month time period and consists of the following program activities:

- Homeowner Orientation
- House Inspection Visit
- Design Visit
- General Contractor Interview Night
- Design Review
- Bid and Award Process
- Product Procurement
- Construction Period



HOMEOWNER ADVANTAGES

Interior Noise Reduction Benefit

ATP acoustical treatments will greatly reduce the level of exterior aircraft noise that infiltrates into a home and greatly improve the home's "livability". In addition, ATP acoustical treatments can greatly improve a home's (and neighborhood's) aesthetics, and provide better thermal efficiency.

Individual Attention to Homeowners

Providing homeowners with clear and precise information regarding complete program process is the key to homeowner satisfaction. Communication is maintained with the homeowner throughout program participation by the assignment of an ATP Homeowner Agent. This agent is always available to assist in answering questions and providing program information as well as documenting specific needs of the homeowner.

Homeowner Selection of Contractors to Bid

Eligible homeowners are able to meet qualified contractors at "General Contractor Interview Night". The homeowners will later select three (3) contractors to bid on their home's acoustical treatment package. Involvement in the selection of contractors who may be working in their home provides a measure of control to homeowners. The contractor providing the lowest, responsible bid will be awarded the contract. Each home is an independent contract.

Homeowner Product Style and Color Choices

The ability to select from various available treatment products allows the homeowner to maintain an "individual design" for the modification to their home. A showroom displaying all program-approved products is open from 8:00 AM to 5:00 PM Monday through Friday to assist homeowners in the selection of window and door styles

Local Contractor and Manufacturer Participation

The ATP, by design, provides opportunities for local contractors and manufacturers to participate in the improvement of the community and share in the economic rewards. Local contractors will generally provide better "accountability" for their work than large national contractors who have no long-term investment in the community. Local general contractors who wish to participate must first be qualified prior to working in the ATP. Due to its stringent requirements, this qualification process ensures a high level of quality construction to ATP homes.

ANTICIPATED ATP PHASE ACTIVITY

On April 7, 2005, the City of San Antonio authorized the execution of a Professional Services Contract with the firm of THQ, Inc., as the Acoustical Treatment Consultant (ATC) to provide project management and implementation of the ATP. During the first two-year period, 199 homeowners elected to participate. With the continuation of FAA funding, approximately 342 homes are eligible for ATP participation over the next two years.

Exit surveys received from past participants record 97% homeowner satisfaction with the program team, including consultants and contractors. In addition, 100% of the respondents agree that the acoustical treatments are effective in reducing the infiltration of aircraft noise into their home.

COMMENTS RECEIVED FROM HOMEOWNERS:

"I wish to extend a big THANK YOU for your fine work, and products are greatly appreciated. Your professionalism, manners and attentiveness made this task a success."

"Program team was very helpful in getting questions answered and keeping us informed."

"This was the easiest construction I've ever had done – they cleaned up every day."

"We love our windows."

"My contractor was trustworthy, prompt and very professional."

"Everyone did an awesome job! Extremely well planned and organized from start to finish. Thank you to all!"



(Before)



(After)



(Before)



(After)

**City of San Antonio
Residential Acoustical Treatment Program (ATP)**

**NOTICE OF SPECIAL CONDITIONS PERTAINING TO
HOMES LOCATED WITHIN THE
OAK RIDGE VILLAGE SUBDIVISION**

The Oak Ridge Village Homeowners Association Board of Directors has reviewed the Residential Acoustical Treatment Program (ATP) and the pre-finished colors of the acoustical products. Due to the significant benefits of the program for participating association homeowners, the Board has determined that the requirement for the submittal of plans, specifications, and applications for architectural approval has been waived. This waiver applies only to work performed by the ATP in the completion of the acoustical treatment of association homes.

Homeowners who select acoustical products that are not “pre-finished” by the manufacturer and which will require finishing (painting or staining) by the ATP contractor may choose from colors pre-approved by the Oak Ridge Village Homeowners Association. (*See attached listing*) The use of the pre-approved colors will not require architectural approval.

Homeowners who wish to have the exterior of their acoustical products painted or stained in a color other than those pre-approved by the association will be required to follow all current association policies and procedures for obtaining architectural approval.

I (We) have read and understand the above conditions and elect to choose from pre-approved color selections.

I (We) have read and understand the above conditions and elect to submit for the architectural approval of a color which has not been “pre-approved”.

Parcel No. _____ Address _____

Owners Name _____

Owners Signature _____ Date _____

Owners Signature _____ Date _____

Oak Ridge Village Subdivision Approved Exterior Color Selections

**Note: The following selections are stated in Behr paint codes.
Matching colors from other manufacturers are acceptable.**

Cotton Blossom BWC-07	Spring White BWC-18
Linen White 70	Queen Anne's Lace BWC-19
Off White 73	Melting Icicles BWC-20
Simply White BWC-01	White 52
Confection BWC-02	Poetic Light BWC-21
Lively White BWC-03	Lambskin BWC-22
Beach House BWC-04	Vanilla Frost BWC-23
Quiet Whisper BWC-05	Mocha Light BWC-24
Ultra Pure White	Sandy Clay BWC-25
Frost 57	Stucco Tan BWC-26
Solid Opal BWC-06	Navajo White 22
Polar Bear 75	Alpaca Blanket BWC-27
Pebble Cream BWC-08	Alpine Frost BWC-28
Antique White 23	Silver Feather BWC-29
Atlantis Pearl BWC-09	Diamonds Therapy BWC-30
Cottage White 13	Bauhaus Buff BNC-01
Rock Salt BWC-10	Understated BNC-02
Fresh Popcorn BWC-11	Essential Brown BNC-03
Vibrant White BWC-12	Comforting Gray BNC-04
Smoky White BWC-13	Ground Fog BNC-05
Silk Lining BWC-14	Pink Granite BNC-11
Swiss Coffee 12	Mauvelous BNC-12
Predictable BWC-15	Cozy Cocoa BNC-13
Ancient Ivory BWC-16	Over The Taupe BNC-14
Shark Tooth BWC-17	

The following approved wood stain colors are stated in Sherwin-Williams codes.

Redwood SW 3501
Mission Wall SW 3502
White Birch SW 3503
Cider Mill SW 3512
Yankee Barn SW 3505
Banyan Brown SW 3522
Crossroads SW 3521
Mountain Ash SW 3540