



McCreary Estates Homeowners Association, Inc.

December 17, 2025

Kirbi Stellano & John M. Stellano, Jr.
3600 Barberry Drive
Wylie, TX 75098

Property: 3600 Barberry Drive
Ref #: XN20115496

Dear Kirbi Stellano M. Stellano, Jr.:

Your request for an architectural modification on your property at 3600 Barberry Drive has been approved by the Architectural Control Committee (ACC) of McCreary Estates Homeowners Association, Inc.. Specifically, you have approval to proceed with the following request as submitted: **Fence**

Fence

If applicable to your property: If your property is adjacent to any Association owned common area fence, your fence MUST graduate to the same height as the association owned common area fence where it will tie into that fence.

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

A copy of your application is saved in your online account. **Login to your online account here:** <https://owner.sbbmanagement.com>. This will appear on your "My Items" page under the reference number XN20115496. You can also click "reply" on this page should you have any additional questions.

This approval is given without any representations or warranties, including but not limited to, representations and/or warranties regarding fitness, design, structural integrity, fitness for intended purpose, adequacy of the proposed construction, or compliance with any applicable county, state or federal statutes, codes and/or regulations. The ACC specifically disclaims any representations or warranties; the approval granted here is expressly limited to those matters enumerated in the Deed Restrictions governing the Association. This approval also does not eliminate the need to obtain a permit from the county or city (if applicable to your project).

Sincerely,

McCreary Estates Homeowners Association, Inc.

Professionally managed by SBB Community Management

SBB Community Management
12801 N. Central Expressway
Suite 1401
Dallas, TX 75243
(972) 960-2800

MCCREARY ESTATES HOMEOWNERS ASSOCIATION, INC.

Architectural Improvement Application and Review Form

In an effort to provide and protect each individual's homeowner rights and property value, it is required that any homeowner considering improvements which are visible from adjoining lots or front street view, submit an ACC form to the Architectural Committee prior to initiating work on planned improvements. **ONLY ONE IMPROVEMENT PER FORM.**

Owner's Name: Kirbi & John Stellano Home Phone: 832 725 0939
Address: 3600 Barberry Dr Wylie TX 75098 Work Phone: 469 585 2224
E-mail: Kirbileigh@gmail.com

What is the nature of the improvement that you proposed? (Example: Patio cover, addition to the house, satellite dish, fence replacement, fence extension, swimming pool, addition of tress, extension of driveway addition of play structure, etc.)

Fence replacement - 8ft cedar Board on Board w/ top cap
and kick board stained w/ Ready Seal Mahogany

Location of Improvement (check applicable area):

☒ Front of House ☒ Side of House ☐ Garage ☐ Roof
☒ Back of House ☐ Patio ☐ Other

Supplier or Contractor: _____ License #: _____

Note: All requests must include detailed specifications such as color, size, height, materials used and location of improvement. Please provide a plat, sketch, or drawing of the location of each proposed project.

Send Application to:

McCreary Estates Homeowner's Association
c/o SBB Management Company
12801 N. Central Expressway, Suite 1401 Dallas, TX 75243
Phone: (972) 960-2800 Fax: (972) 991-6642

or via e-mail at:

acc@sbbmanagement.com

NOTICE

1. All necessary permits (City/County) must be obtained from the proper agencies prior to beginning construction.
2. All work must be done in a workmanship-like manner and must be substantially the same as the diagram or drawing submitted for approval.
3. To promote an attitude of neighborliness and a sense of community among residents the Committee requires signatures from neighbors that will have a "view" of your improvement. Their signatures indicate an awareness of your intent and do not constitute or indicate approval or disapproval by the Committee.

Neighbor Awareness Signatures

Name: Loncha Benton
Address: 3602 Barkum Dr
Comments: Wylie, TX 75098
Signature: Loncha Benton

Name: Julie Cameron
Address: 3505 Forsythia Drive
Comments: Wylie, TX 75098
Signature: Julie Cameron

Neighbor Awareness Signatures are required.

Owner Acknowledgements

1. No work on this request shall commence until homeowner has received written approval from the Architectural Control Committee.
2. Any Construction or exterior alterations undertaken by me or on my behalf before approval of the application is not allowed. If alterations are made before approval is given in writing homeowner may be required to return the property to its previous condition at his/her own expense.
3. Any variation from the original application must be resubmitted for approval.

[Signature]
Homeowner Signature

12/14/2025
Date of Request

FOR COMMITTEE/ BOARD OF DIRECTORS USE ONLY:

Date received: _____

Approved by: _____

Disapproved by: _____

Date: _____

Date: _____

Comments: _____

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Neighbor Awareness Signatures

Name: Scott Hill
Address: 3504 Barberrry Dr
Comments: _____
Signature: [Signature]

Name: _____
Address: _____
Comments: _____
Signature: _____

Neighbor Awareness Signatures are required.

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