

Design Document
Summit Springs Property Owner's Association, Inc.

Order: Q3XDY5DYS
Address: 232 Cedar Mountain Dr Lot 168
Order Date: 12-17-2020
Document not for resale
HomeWiseDocs



Summit Springs

Architectural Control Committee

New Construction Packet

Design Guidelines, Rules, and Restrictions

Architectural Control Committee

The intent of the Architectural Control Committee (ACC) is to encourage the construction of homes of good architectural design, quality and size compatible with the area. The overall purpose is to maintain property values by protecting the environmental integrity of Summit Springs Subdivision in accordance with the Restrictions and Design Guidelines. Restrictions state that no building, structure, or improvement of any character shall be erected, placed, added to or altered on any lot until the building plans, specifications and a site plan showing the location of the proposed structure or structures have been submitted to and approved by the ACC.

Should you have questions, please contact the ACC at:

summitspringsacc@yahoo.com

Order: Q3XDY5DYS
Address: 232 Cedar Mountain Dr Lot 168
Order Date: 12-17-2020
Document not for resale
HomeWiseDocs



Summit Springs Construction Application

The Architectural Control Committee (ACC) must approve any improvement or modification to the exterior of your property according to the Summit Springs Covenants, Conditions and Restrictions (CCR's). Requests for improvements or modifications are to be submitted to the ACC through Goodwin & Company. The ACC will review and respond to this request within 30 days and you will receive a letter confirming approval, denial or request for additional information.

Date: _____

Property Owner: _____ Phone: _____

Lot #: _____ Address: _____ E-mail: _____

Alternate address (if not currently residing in Summit Springs) _____

Contractor: _____ Phone: _____

Address: _____ E-mail: _____

If contractor is a corporation, who is your "Agent for Service"

Name: _____ Phone: _____

Address: _____ E-mail: _____

Approval requested for (please check as appropriate)

- New Home
- Guest/Living Quarters
- Barn, Workshop, Garage
- Remodel or Addition
- Deck, Patio or/Cover
- Pool
- Pool House/Cabana
- Landscaping/Walkways
- Driveway/Parking
- Fence/Wall
- Other _____

Brief description of proposed work and materials to be used.

Projected start date: _____ Expected completion date: _____

Owners initials _____ Contractor initials _____



REQUIREMENTS FOR PLAN SUBMITTAL

One set of professionally drawn plans and specifications for all proposed construction (initial or alterations) are required.

(1) digital PDF format emailed to: ASSPmanager@goodwintx.com

Site plans can be scaled to fit plot plan.

Building plans should be 1/4" scale.

Per application of construction for homes, barns or other major additions, a construction bond deposit of \$1,000, and an ACC Review Fee of \$250, is required. Checks should be made payable to Summit Springs Property Owners Association, Inc.

Plans submitted to the ACC must meet the following minimum requirements. Please see Summit Springs CCR's for full details and restrictions. A complete and accurate submission will ensure prompt ACC response. A pre-plan submittal meeting with the ACC is encouraged to answer any question or address any unusual issues.

1. Plot plans showing the location, elevation, and drawings or pictures of the improvement(s) on the lot.
2. Floor plans with dimensions, square footage, and locations of all structures, including distances to property lines and setbacks. Structures include homes, garages, barns, cabanas, guest/living quarters, outbuildings, and any other type of structure.
3. Exterior elevations of all exposed sides of proposed structures, including material descriptions, roof slopes and exposed foundation treatments. Architectural style may vary, however exterior colors, are subject to the approval of the ACC. Include a scanned color picture detailing the type and color of all materials. Samples of materials may be requested.
4. Exterior walls of all homes, guest/servants quarters and garages must have a minimum of 51% brick, rock, stone, or stucco. A detached garage must also meet this 51% requirement.
5. Barns, workshops, and storage buildings to have rock wainscoting three feet high on all sides, or approved landscaping and should be harmonious with the main house.
6. Drainage plan, including cut and fill.
7. All equipment locations including meters, all type of tanks (water, propane, etc.) swimming pool equipment, etc.
8. Septic design and location on property. In addition, a letter from a licensed septic installer that the design/type will perform correctly for the improvements being applied for.
9. Driveway design, location, and type of materials used shown on plat, to correspond to driveway specifications.
10. Any exceptions to the above will need to be addressed and approved via a written variance.
11. Contractor to sign and date each sheet of the plans.

Owners initials _____ Contractors initials _____

Order: Q3XDY5DYS
Address: 232 Cedar Mountain Dr Lot 168
Order Date: 12-17-2020
Document not for resale
HomeWiseDocs



Construction Requirements

Minimum Square Footage	1800 SF (heated and cooled space)
Garage	Minimum 2-Car (attached or detached)
Guest/Servants Quarters	Minimum 500 SF & no more than 50% of main dwelling SF
Barns, Workshops & Storage	No portable storage units. Must be built behind the main home. 3' rock or approved wainscoting or approved landscaping on all barns, workshops and storage building. (Section 3.05) 3 ft. Above slab grade.
Barns w/temporary living space Maximum living space usage	Cannot be rented for income. 30%
Log Cabins	are permitted but will require approval of the ACC
Fabricated or mobile homes	Not allowed
Temp structures and use of RV Prior to construction max days	No structure of temporary character except: up to 12 months during construction of home. 25 days per year OR 7 of the last 30 days for camping. after 50 homes are built, no camping allowed.
Building Envelope	If exceeds 1 acre will lose valorem tax exemptions and will have to apply separately.
Construction Time- Months	Maximum of 12
Waterway/Creeks	No structure within 25 feet of water
Height Restrictions	35 feet (2.5 stories)
Construction Materials Acceptable Prohibited	Must be New Wood, Rock, Brick, Cementitious (Hardi-plank) or Stucco, Metal or Steel Aluminum or vinyl siding
Roofing Materials	30-year warranty Slate, Stone, Concrete Tile, Clay Tile, Ceramic Tile, Metal, Composition Shingles
Masonry	51% (includes Rock, Brick, Stone or Stucco. Does not include Fiber Cement Siding (Hardi-plank)
Fences	5' maximum height (Chain link fences are prohibited). No solid fences, except for screening.
Driveways	First 50' connected from the road must be concrete, asphalt or pavers.

Order: Q3RDTSDYS

Address: 232 Cedar Mountain Dr Lot 168

Order Date: 12-17-2020

Document not for resale

HomeWiseDocs



CONSTRUCTION RULES

Below is a partial list of restrictions with regards to building regulations. This does not represent all ordinances and is only a guide of building requirements. Please review the Summit Springs CCR's for full details.

- A. Construction Hours:
Monday-Sunday: Daylight hours only (except on concrete pour days)
- Construction prohibited on the following holidays: New Year's Day, Thanksgiving Day, and Christmas Day.
- B. Construction Activities:
1. Toilet facilities must be provided for workers for all construction activities.
 2. Sediment fencing is required where erosion onto adjacent properties, roadways, or drainage easements is possible.
 3. Construction workers are not allowed to trespass onto adjacent lots.
 4. The lot must be cleared of all construction-related trash and debris on a daily basis, and the same placed in and contained on site in appropriate containers (roll-offs, trailers, etc)
 5. No dumping or burying construction debris or trash in the subdivision is allowed.
 6. No free-roaming or loose pets are allowed.
 7. Noise from radios, boom-boxes, etc., must not be audible from adjacent lots.
- C. Contractor Signs: One (1) job identification sign is permitted during the time of construction of any building or improvement.
- D. Temporary Structures: No temporary structures or trailers are allowed, except for trailers or job shacks used exclusively to support construction activities during the period of initial home construction.
- E. Owners/Contractors are responsible for maintaining all traveled roadways, free of rocks, mud, and debris.
- F. Work in Progress Inspections of external features (site location and dimensions), external construction materials, non code issues, and ensuring that no damage has been made to adjacent properties by the ACC during construction is permitted.

The ACC may inspect all work in progress and give notice of noncompliance, if found. Absence of such inspection and notification during the construction period does not constitute either approval by the ACC of work in progress or compliance with the ACC Design Guidelines or Summit Springs CCR's.

Owners initials_____Contractors initials_____

Order: Q3XDY5DYS
Address: 232 Cedar Mountain Dr Lot 168
Order Date: 12-17-2020
Document not for resale
HomeWiseDocs



I understand that the ACC will act on this request as quickly as possible and contact me in writing regarding the disposition of this application. I understand the ACC is generally allowed up to 30 days to respond. I also understand that in the event construction is not started within six (6) months from the date of approval, then a new application might be required. I further understand that it is MY responsibility to ensure compliance with all applicable governmental ordinances, codes, permits etc. affecting such improvements. I understand that I am not to begin any improvements until the ACC notifies me of their decision within the 30 day approval period. I further understand that once improvements are completed and comply with the codes, covenants, and restrictions, I will receive a Final Inspection Sheet from the Summit Springs Property Association at which point the builders bond will be refunded, provided no damage has occurred that might cause otherwise.

I UNDERSTAND IF ANY MODIFICATIONS OR ADDITIONS NEED TO BE MADE TO THE SITE OR PLANS AFTER APPROVAL FROM THE ACC; THOSE CHANGES MUST BE REVIEWED AND APPROVED BY THE ACC BEFORE CONSTRUCTION. I UNDERSTAND AS THE OWNER, I WILL INCUR THE SOLE COSTS TO REMOVE OR RELOCATE ANY CONSTRUCTION THAT WAS NOT APPROVED BY THE ACC.

Property Owner's Signature

Date

Contractor's Signature

Date

Per application of construction for homes, barns or other major additions, a construction bond deposit of \$1,000, and an ACC Review Fee of \$250, is required. Checks should be made payable to Summit Springs Property Owners Association, Inc. and mailed to ASSP-Summit Springs HOA; c/o Goodwin & Co.; 11149 Research Blvd., Suite 100; Austin, TX 78759. Please include your account number on the check and make a note that the check(s) is for construction deposits and review fees. Please send an email with the check number and date of check to asspmanager@goodwintx.com so that we can alert the ACC Committee that all fees have been paid.

