

Architectural Control Committee

Application for Property Improvement/Construction

The following documents must be submitted:

- \$500 Construction Admin Fee (for new builds only Separate Check)
- \$250.00 New Mailbox Fee (for new builds only Separate Check)
- \$4250.00 Construction Deposit (for new builds only Separate Check)
- ACC Application Form - Completed and Signed
- Construction Policy and Architectural Guidelines Signed
- Recent Property Survey within 1 year
- Waller County Engineering Department Development Permit
- Waller County OSSF Authorization to Construct Permit (Septic)
- A \$10,000 Road Use Bond by a Surety A- or better by AM Best OR A \$2250 Road use deposit to Deerwood Lakes Association (Separate Check)
- 3rd Party 3 phase Inspection is required per stage of home. Copy sent to ACC Chairman each stage. The home can not move forward until reviewed by Acc Chairman.
- Site Evaluation Form with Certified Septic Plans
- Engineered Drainage Plan
- The front yard needs to be completely sodded or at minimum four rows of sod from the street back and down each side and hydro-seed keep erosion from happening.
- Detailed Site Plan {including proof of access to all utilities}
- Boundary Survey
- Once foundation form is set, a survey must be completed to ensure that home will be within property boundaries. Copy must be sent to ACC Chairman
- Builder only: Copy of Insurance Policy Documents to Include:
 - General Liability
 - Builder Risk
- Architectural Floor Plan & Elevation:
 - Elevation Rendering
 - Color Selection
 - Lot Aerial (on Request)
- Proof of Financing

Property Owner: (please print)

Name: _____
Address: _____
Primary _____
Phone: _____
Email: _____

Builder/Contractor: (please print)

Name: _____
Address: _____
Primary Phone: _____
Email: _____

Property Description: **Deerwood Lakes** _____ **Deerwood East** _____

Legal Description: Section # _____ Block# _____ Lot# _____

Physical Street Address (911 address) - Property owners will need to obtain this from: Waller County Road and Bridge located at: 529 5th street , Hempstead, TX 77445

Note: All properties in both Deerwood Lakes, and Deerwood East, are located in Hempstead, TX 77445

Type of Property Improvement/ Construction (check all that apply):

Building Type: **Residence** ___ **Outbuilding** ___ **Fencing** ___ **Other**

Description: Example: Slab, Brick Construction, Garage, Storage Building, Detached Garage, etc....

**Please note that any Guest House must have a continuous roof line with the main residence.*

Foundation Type:

Pier and Beam

Other (please specify)

Starting Date: _____ Expected Completion Date: _____

***Beginning January 31, 2025 - All Deerwood construction must be completed between the hours of 7:00am to 8:00pm - there will be absolutely no exceptions. Fines will be levied/or offenders, and a fine schedule will increase incrementally/or repeat offenses.*

Please identify the method(s) selected for providing energy for your new construction. If your preferred method is not listed below, you must first request and receive approval for a special variance from the ACC/POA Board. Traditionally accepted methods will always be preferred, but viable non-traditional methods will be considered.

- **Connecting to the existing electrical grid** - (either Entergy or San Bernard Co-op) depending on the service provider where your specific lot is located. Contact between the electrical service provider and the Deerwood Lakes POA Board must be established, And the details of service connection agreed upon by the POA and service provider, before required ACC approval for construction will be given.
- **Battery Bank/Solar Array** - The sizing of the system must be appropriate for the square footage of the proposed home and positioned in such a way that it makes all solar panel arrays, and/or any additional required equipment to be minimally visible from the street.
- **Propane Generator** - The sizing of the system must be appropriate for the square footage of the proposed home and positioned in such a way that makes the generator, propane tanks and any additional required equipment to be minimally visible from the street.

Electrical Service Requirements: All new construction must show proof of electric service availability. Please remember that the Deerwood Lakes POA Board has no obligation to extend any special utility easements or road right-of-way requests beyond the original plated utility easements. The Deerwood Lakes POA Board may consider special requests but will retain the right to approve/disapprove based on what the POA Board deems to be in the best interests of Deerwood Lakes and its property owners.

I also understand that it is the sole responsibility of the property owner to determine the costs, feasibility and access to utilities and secure them for my property before construction begins.

Owner initials - _____ **Builder initials - _____**

Portable Toilet Requirement: Each job site is required to deliver and maintain a functional portable toilet. One portable toilet can be used for up to three building sites if the lots are adjoining or directly facing one another on opposite sides of the street.

On-site trash receptacles: Each active construction site will be required to deploy and continually maintain weekly a trash bin, dumpster, or site-built waste enclosure no less than 8'x 8' to keep every job site safe and clean. Must be completed and present on the job site before Foundations begin and must remain active until the structure is complete.

Culvert Installation Requirements: The center line of the culvert pipe should be 9' from the property line (+/- 1 ft.). Any drainage culvert that may exist along the front or sides of any building lot, is to be re-contoured to encourage and provide adequate and proper road drainage. It is to be considered part of the site/dirt work, which becomes the responsibility of the builder. The min size of the culvert is to be no less than 18" in diameter and the height of each culvert pipe is to be set correctly to encourage and maintain adequate water drainage, and not simply dropped into a temporary/approximate position. Also will require some type of stabilizer material under it. *All new culvert placements will require ACC approval prior to the start of construction of foundation.*

Variations of Floor Plan Elevations: All builders will now be required to offer different and varying front exterior elevations (distinctions using architectural detail, roof line alteration and material selections) and each submission will be evaluated on an individual basis by the ACC for approval. In keeping with the original spirit of the neighborhood, this requirement is designed to enhance overall neighborhood appeal by reducing the redundancy of a mass-produced subdivision and to encourage the individuality of each property and its owner.

Construction deposit: Beginning on January 1, 2024, each new home build will now be required to provide a \$4250.00 Construction Deposit. This deposit will ensure that all construction requirements are continually being met. Each building site will now be photographed before construction approval is given, and all photos will be archived for

later reference. Habitual offenses may affect future building approvals. Home completion Date will be 8 months from approval of build. OR fines will be applied.

Architectural Control Committee Power and Responsibilities

- The architectural control committee can, at any time, enter and inspect any building or property subject to their jurisdiction. These inspections are used to verify that the project is in complete conformance with the covenant Declarations.
- The Architectural Control Committee can object to any specific feature, or element, of any proposed change while simultaneously approving the plan.
- A breach or violation of these covenants gives the Architectural control committee the right to enter the property and correct the violation at the owners/builder expense.

Inspection

A 3rd party certified 3 phase inspection must be performed at owner/ builder expense at foundation, Frame, and final stages of build. A passed copy of each stage of the inspection must be emailed to the ACC before the next stage of building can commence. Failure to do so will result in violation fine and stopping of progress of build until all has been met.

Erosion control

All construction sites must have silt fence around complete sites to not allow run off or debris to blow on adjacent lots. This will stay in place until the flatwork and landscaping are complete.

All complete homes must have front yard completely sodded or at minimum 4 rows of sod from street back and each side with hydro-seed in remain area.

Payment of all maintenance fees and any other funds owed to Deerwood Lakes Association, Inc. must be current through the time of the application for a submitted application to be considered for approval.

The ACC generally meets on the 1st and 3rd Monday of each month to review submitted applications for approval. Applications must be received by 5:00 pm on Sunday prior to the ACC meeting to be considered.

Please remember, once a Property Improvement/Construction application has been submitted, the ACC has 30 days from its receipt, by the ACC, to approve or deny. All submitted applications expire after 1 year.

If a submitted application has been physically altered in any way, that application will be considered void. An incomplete application, not containing all necessary documents needed for approval by the ACC, will be rejected and returned.

Builders are limited to 3 active building sites at any one time - all construction must be completed and approved by the ACC before any new submissions will be considered for ACC approval.

Owner Builder

To be considered an owner builder you must not own more than 5 lots and live in the constructed home for no less than 12 months prior to selling home.

An owner builder may not build another home in Deerwood Lakes for an additional 12. Months after sale of home.

Owner/builder agrees to complete home construction within 12 months of foundation.

Pour. Completion is defined as having active utilities to include electric, water,

Functioning septic system and outside of home structurally complete including front Yard sod.

Surety Bond Requirements: Beginning January 1, 2025, licensed builders will be required to provide: 1) A Road Use Bond in the amount of \$10,000 to make sure the condition of the roads will be returned to their pre-construction standards after all construction is complete. All Surety bonds must be executed by Surety rated A- or better by AM Best with Deerwood Lakes Association, Inc. as the "Oblige" for bonds Or A \$2250 Road use deposit to Deerwood Lakes Association.

Survey Pin Requirements: All survey pins must be clearly marked and remain completely visible throughout the entire construction process.

I have read and understand the Deerwood Lakes Association Inc., deed restrictions prior to submitting this application, and hereby agree to abide by all the restrictions and guidelines governing the Deerwood Lakes Association Inc. - a plated subdivision residing in Waller County, Texas.

- The Owner and/or builder agree to pay administrative expenses, and any legal expenses of the ACC, if special circumstances warrant expenses.
- The owner and/or builder agree to publicly post the 911 address, and all Waller County permits required at the construction site.
- The Owner and or Builder grants permission for the ACC to enter my property to inspect for violations if deemed necessary at any time.
- The Owner and or Builder agree to haul away and properly dispose of all debris from the clearing of brush and trees at the owner and/or builder expense. Large fires are not permitted in both Deerwood Lakes and Deerwood East under any circumstances. Tree/brush disposal to the common areas, along roadsides or on private property of the subdivision is prohibited and strictly enforced.
- Should an extended finish date of the project be required (beyond the previously stated date) an updated Application for Construction must be resubmitted before any work can resume.

Failure to comply with any portion of the above agreement could result in forfeiture of the partial or all of Construction Deposit, or a lien being filed against the property by the Deerwood Lakes Association Inc., in accordance with the Texas Property Code, as well as the owner incurring possible administrative and legal fees. Furthermore, if a lien is filed due to lack of compliance with this agreement, the Application for Construction must be resubmitted, and reapproved, before any work can resume.

Owner Name: _____ Date: _____

Owner Signature(s): _____

Builder Name: _____ Date: _____

Builder Signature(s): _____

ACC Acceptance Signature: _____ Date: _____

_____ Date: _____

Please complete this application, along with all other requested documents, and submit to Deerwood Lakes ACC, by U.S.P.S. Certified Mail with Signature Proof of Delivery, to the address provided below. Any building applications that are incomplete, or not delivered in this manner, will not be considered for approval.

Deerwood Lakes Association Inc.

Attn: Deerwood Lakes ACC

26073 Deerwood Drive

Hempstead, TX 77445

ACC@Deerwoodlakesassociation.org

