

The Cliffs at South Shore

Property Owners Association

ARCHITECTURAL CONTROL GUIDELINES

Please review the **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CLIFFS AT SOUTH SHORE (DCCRs)** for comprehensive information on Architectural Control Committee guidelines for The Cliffs at South Shore. **Articles II, III and IV** of the **DCCRs** provide information regarding restrictions, exceptions, dedications and use, as well as a description of the functions of the Architectural Control Committee.

See below for a list of the **Architectural Deposits & Other Fees**.

See below for a summary of requirements for minor and major construction outlined in the **Construction Regulations and Specifications**

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Architectural Deposits & Other Fees:

<i>Infrastructure Damage and Builder's Compliance Deposit</i>	\$5000.00
Payable to: The Cliffs at South Shore POA	
Conditionally Refundable (Due upon submittal of blueprints, plans and specifications for new construction, home addition and/or demolition of existing structure(s))	
<i>Pool/Major Improvements Deposit (i.e. Pool, Home Addition, Dock Installation, Driveway)</i>	\$2,500.00
Payable to: The Cliffs at South Shore POA	
Conditionally Refundable (Due upon submittal of plans and specifications)	
<i>Minor Improvements Deposit (i.e. Roof replacement, Dock repair)</i>	\$100.00
Payable to: The Cliffs at South Shore POA	
Refundable upon completion (Due upon submittal of plans and specifications)	
<i>ACC Plan Review Fee- For New Home Construction and Large Construction Projects, Such as a Pool Construction</i>	\$100.00
Payable to Commonvest	
Non- Refundable (Due upon submittal of plans and specifications)	
<i>ACC Plan Review Fee-For Minor Home Improvements</i>	\$30.00
Payable to Commonvest	
Non- Refundable (Due upon submittal of plans and specifications)	

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CONSTRUCTION REGULATIONS AND SPECIFICATIONS

Architectural Control Committee (ACC) approval is required for the construction of a new residence, new outbuildings, new pool, exterior cosmetic changes to an existing residence, or major landscape modifications. Prior to submitting plans for any improvements, review these construction regulations and specifications as well as the **Declaration of Covenants, Conditions and Restrictions of The Cliffs at South Shore (TCSS)**. This information should be reviewed by the designer and builder as well as the owner. These documents are also available on the TCSS website or may be provided by the POA's management company.

By signing below, applicants confirm they have read, understand and agree to follow the **Declaration of Covenants, Conditions and Restrictions of The Cliffs at South Shore** and the ACC regulations, specifications and requirements which are applicable to the described property. Applicants also understand and agree that if the ACC approves this application, and the agreements or representations made by the applicant are not complied with, the ACC may revoke and rescind its approval of the application. In addition, the compliance deposit may be forfeited, and any non-compliance may require removal of improvement(s) at the applicant's cost. Additionally, by signing below applicants understand that any Deed Restriction Violations that remain uncured will result in a fine that will accrue daily as outlined in the Recorded Fining Policy of The Cliffs at South Shore Property Owner's Association.

APPROVAL OF PLANS

- For new structures, two (2) sets of drawings to be submitted to the ACC via the management company must include a survey (to be prepared by a surveyor registered in the State of Texas) showing that the structure(s) does not violate any lot lines or building set back lines or easements, does not create an obstruction to an existing structure and is in harmony with existing structures, design, color, location with respect to topography and finished grade elevations as described in the DCCRs Article III Section 3.
- The slab design must have a registered engineer's seal and must show that minimum slab elevation of 207 feet above sea level is met.
- A drainage plan must be included for approval which establishes drainage pattern through the property so there are no pockets or low areas where water may stand on the lot during construction and once construction is complete and so that adjoining lots are not adversely impacted by drainage.
- Drawings should indicate that minimum square footage requirements for new residences are met (2000 sq ft for 1 and 1 ½ stories; 2150 sq ft for 2 and 2 ½ stories with 1st floor minimum of 1450 sq ft).
- Maximum height of any house shall not exceed thirty-five (35) feet from where the highest point on natural grade of the lot abuts the structure.
- Garages must be built at the same time as the residence, and must be for not less than two (2), and not more than four (4) vehicles. Garages must be attached to the main residence and be of the same design, color and materials as the residence. Interior lots are allowed to have a detached garage, but must meet the other requirements noted above. Waterfront lots cannot have rear garage entrance without ACC approval.

- Materials for use and colors to be used on the exterior of any structure must be approved by the ACC.
- Mailboxes are to be constructed in accordance with the attached Exhibit A and must be of brick and/or stucco construction, so as to be in harmony with the main residence.

PREPARING FOR CONSTRUCTION

- A temporary plastic construction fence will be installed on the property boundary before construction begins and will remain throughout the construction.
- A silt fence will be installed around any additional fill dirt brought on to the lot to prevent the dirt from eroding on to adjoining lots or in to the lake (for lakefront homes).
- A trash receptacle (20 yards minimum/30 yards maximum) will be maintained on the lot where construction is occurring for construction debris, paper, lunch wrappings, drink containers, etc. to prevent being blown onto neighboring properties.
- Port-a-can facilities must be available at all job sites when site clearing starts, including demolition of previous structures. Port-a-can facilities must be on the site and maintained in place until construction is completed.
- A temporary electrical pole will be installed by the Builder prior to new construction and maintained until the permanent connection to the house is made.
- An eighteen-inch (18") culvert pipe the width of the proposed driveway and angled concrete culvert pipe ends (one at each end) must be installed prior to commencing any construction. Placement at permanent driveway location and proper elevation as not to impair existing flow/drainage is mandatory. Stabilized cementitious material covering this area is required.
- Placement of ¾-inch plywood (4 to 6 sheets) over the concrete street in front of entry (culvert location) must be in place and maintained/replaced as necessary during construction duration.
- Removal of trees to provide room for construction of improvement must include hauling off of all cut trees, stumps, limbs, and branches from the property.
- All vehicles belonging to work crew will be parked either on the lot where the construction is occurring, or on the same side of the street. No vehicle will block a driveway or be parked on a neighbor's driveway or vacant lot without obtaining written permission of the property owner and a copy sent for ACC review.

CONSTRUCTION

- No construction will begin before 7:00AM or continue after 7:00PM, Monday through Saturday. No construction on Sundays or Holidays without prior written approval by the ACC. Entry/Exit gates shall not be blocked in the open position during construction.
- Building permit issued by Montgomery County must be provided prior to construction and remain posted in a conspicuous place until construction is completed.
- All POA roads and property must be maintained in a clean and orderly state during entire duration of construction. The building site, the POA streets and main entry to The Cliffs at South Shore will be cleaned at least once each week, with all mud, dirt, trash and waste building material removed.
- A "Form Survey" prepared by a State of Texas registered surveyor must be provided and approved by the ACC prior to placement of any concrete.
- Concrete and/or gunite trucks are not allowed to spin barrels on the streets of The Cliffs at South Shore. The preference is for concrete trucks to dispense concrete while parked on the construction site or lot, but if the truck must remain on the street to dispense concrete, it may spin the barrel only while dispensing the concrete, remaining at least two (2) feet from the road's edge to prevent damage to the street.

- All mixing is to be done only on the lot under construction or prior to entry into the subdivision. Construction superintendent must remain on site during all concrete pours. No more than three (3) concrete/gunite trucks should be allowed in the subdivision at the same time to avoid safety incidents with neighbors and only one (1) concrete/gunite truck is allowed on any subdivision road at a time.
- All construction/delivery vehicles are limited to a maximum weight of 55,000 pounds or no more than 7 yards of concrete. Owner/Builder must furnish all weight receipts at the end of all work. All truck weight slips must be submitted to avoid forfeiture of ACC deposit.

Applicants hereby acknowledge they have read and agree to the The Cliffs at South Shore construction regulations and specifications as stated herein and within the Declaration of Covenants, Conditions and Restrictions on file with the State of Texas. Provided plans and agreed upon specifications will become the metric for verification of compliance. Non-compliance will result in a cease of work order until compliance occurs.

Owner _____ Date _____

Builder/Contractor _____ Date _____