

CARRIAGE HILLS COMMUNITY IMPROVEMENT ASSOCIATION, INC. RESIDENTIAL CONSTRUCTION REGULATIONS AND SPECIFICATIONS

The Carriage Hills Architectural Control Committee (*A.C.Committee*) approval is required for the construction of a new residence and any outside alterations or additions to an existing residence. Other items needing application, review and approval includes but are not limited to, fences, outbuildings, driveways, and swimming pools. This information should be reviewed by the Designer and the Builder as well as the Owner. *Acknowledgement of understanding is evidenced by signature-NO application will be considered without that acknowledgement.*

APPLICATION/DEPOSIT FEE: (\$250.00 New Home construction only)

The DEPOSIT fee includes a \$50.00 non-refundable fee for inspection and control services provided by the Carriage Hills Community Improvement Association (hereinafter referred to as CHCIA) and its agents. The refundable portion may be reduced by any amounts spent by CHCIA to remedy deviations from the regulations and specifications outlined below. Deposit checks should be made payable to CHCIA.

Any builder or property owner who has been determined to have violated these Rules and Regulations or CHCIA Restrictive Covenants (Deed Restrictions), shall be charged \$50.00 for each infraction. Moneys due as a result of these infractions shall be deducted from the refundable \$200.00 portion of the building deposit. Repeat offenders will be required to submit double the previous deposit.

The refundable portion of the deposit shall be returned to the payer upon written request only and after the completed construction has been inspected by a member of the A.C.Committee or their assigned agent.

Any time you alter or increase the square footage of existing home/garage it is considered an addition.

Any changes resulting in an additional plan review by the Committee will result in a \$60.00 non-refundable fee.

The following must be completed prior to commencement of construction:

- **CULVERTS:** A Montgomery County-approved 18" minimum diameter culvert must be installed and covered with sufficient soil to stabilize the culvert. During site clearing and construction, access to each lot shall be at the proposed driveway areas. Dirt may not be used as a bridge for truck access to lots – only the culverts may be used for this purpose. Streets must be kept free of dirt and debris.
- **COMMUNICATION:** To ensure site safety and adherence to regulations and specifications, the Builder is required to have on site, whenever any workmen are present, a representative who can read and communicate in English. If an English speaking person is not on site, then an emergency phone number must be posted for immediate contact 24 hours a day.
- **WATER METER:** A water meter must be installed by water utility company prior to construction and maintained until the permanent connection to the house is made.
- **ELECTRICAL POLE:** A temporary electrical pole will be installed by the Builder prior to construction and maintained until the permanent connection to the house is made.
- **SITE MAINTENANCE:** All building sites shall be kept clean and materials stored in an orderly manner. Any violations will be reported immediately. A construction debris enclosure must be provided for the retention of all construction waste that may be wind blown or otherwise inadvertently litter adjoining property.
- **Clearing and Tree Removal:** No brush cutting or tree removal work may be performed on any lot until the following conditions are met:
 - Builder has shown the location of the lot boundary lines.
 - Builder or lot owner has marked trees to be removed.
 - Builder has shown location of proposed residence, garage (if detached), Porte Cochere and driveway by means of "string lines" or equivalent.
 - *Based on Texas State Law- (Title30, TAC, Sec 111.202-221), and Rules of the Montgomery County Fire Marshall, the CHCIA Board of Directors as adopted a NO OPEN LOT BURNING Policy. During lot clearing, lot owners, home builders, etc., must arrange for other means of disposal for fallen trees and vegetation as a result of the clearing process.*
- **PORTABLE TOILET FACILITIES:** Portable toilet facilities must be available at all job sites when site clearing starts and maintained in place until construction is completed, *and workers no longer are present. This is a health and sanitary requirement.* Lot Owner is responsible for the maintenance and enforcement of the use of such facilities.
- **ORANGE FENCING POLICY:** A temporary plastic construction fence will be installed at the sides and back property boundaries before construction begins and will remain throughout the construction process. *This is a safety measure as well as a means to assure proper property lines are being adhered to.*

CARRIAGE HILLS COMMUNITY IMPROVEMENT ASSOCIATION, INC. RESIDENTIAL CONSTRUCTION REGULATIONS AND SPECIFICATIONS

The following requirements are applicable during construction:

- **TRASH RECEPTACLES:** All building sites shall be kept clean and materials stored in an orderly manner. A trash receptacle will be maintained for construction debris, paper, lunch wrappings, drink containers, etc. to prevent them from blowing onto adjacent property. The Builder will be responsible for ensuring that it is so used and will see that the trash is properly disposed of. The building site shall be cleaned not less than once each week, and more often as needed, to ensure that all loose trash and waste building material is removed or contained.
- **CONSTRUCTION VEHICLES:** All vehicles belonging to work crews will be parked on the lot where the construction is occurring and off the street if at all possible. No vehicle will block a driveway and/or culvert nor be parked on a neighbor's driveway without obtaining written permission of the property owner. *NO PARKING is allowed in the boulevard median or any Carriage Hills Commons areas.*
- **CONSTRUCTION TIMES:** It is recommended that no construction shall begin before 7:00 a.m. or continue after 7:00 p.m. Noise pollution is considered a nuisance. Complaints from neighboring property owners will be taken seriously and you will be fined accordingly.
- **BUILDING CODE:** All work performed must meet the requirements of the Standard Building Code and the National Electrical Code, *as well as any applicable Montgomery County Building Codes. All building permits must be posted in a visible location at the building site.*
- **SIGN REGULATIONS:** NO signs, i.e. Home Builder signs, contractor signs, shall be placed on any construction site prior to Committee approval or until construction has begun. *All signs must be removed upon completion of construction.* Signs shall be no larger than five square feet.

For the protection of all Carriage Hills property owners, the A.C.Committee intends to enforce these regulations. In the event the Lot Owner does not comply with the deed restrictions and the plans and specifications approved by the Committee, then the Committee will seek damages according to Texas Property Code at Section 202.005, which states in pertinent part "a court may assess civil damages for the violation of a restrictive covenant in an amount not to exceed Two Hundred (\$200) Dollars for each day of the violation."

All Carriage Hills' Deed Restrictions and Regulations must be met. The A.C.Committee and the Carriage Hills Community Improvement Association, Inc. assumes no obligation and are not liable for approval of any improvements or modifications from the standpoint of safety, whether structural or otherwise, or conformance of building codes or other governmental laws or regulations.

Applicants have hereby read and agree to the construction regulations and specifications as stated herein and acknowledge by signature below:

Applicant: _____

Date: _____

Builder: _____

Date: _____