

TWIN SHORES PROPERTY OWNERS' ASSOCIATION CONSTRUCTION SITE REQUIREMENTS

Please observe the following requirements during new construction and remodeling at building sites.

1. Refer to deed restrictions for correct building setback lines.
2. Refer to deed restrictions for maximum roof heights. (24 ft. on most lots)
3. Roofing material must be 240# or better. **3-tab shingles are not permitted.**
4. A copy of the county building permit must be posted on the construction site.
5. Obtain a contract for water and sewer connection with Far Hills Utility District at least two weeks prior to construction.
6. **After** foundation forms for the concrete slab have been constructed, but **before** the concrete has been poured and placed, obtain a site form survey plat, showing the location of the future slab and all building lines. **This survey must be turned in and approved by the Architectural Control Committee before the slab can be poured. If the form survey is not received by one of the members or alternate of the ACC at least 48 hours prior to the pouring of the foundation, the deposit will be forfeited. The form survey deposit cannot be refunded until approval by the ACC is reported to the secretary.** ACC contacts are:

ACC Chairman: Gary Looney 281-748-0431
ACC Member: Ray Pooler 936-537-0608
7. Property owner will instruct all contractors, sub-contractors and other crafts not to block driveways of neighbors and leave clearance for mail delivery.
8. Port-o-cans should be placed on the site, not in ditches. Minimum distance from edge of paved surface shall not be less than 20 ft.
9. A suitable container to handle waste must be provided. Instruct all building crafts to place trash, beverage containers, etc. that could be carried away by wind in this container. No hazardous waste will be buried or burned on the construction site. Paint and other unsuitable waste that may cause damage to lake water must be disposed of properly. For all new construction and on some large-scale remodeling, a protective temporary safety fence must be installed on both side property lines on all lots and on the back property line on all interior lots.
10. Instruct cement companies that washing of cement trucks in ditches and on vacant lots in the Twin Shores subdivision is strictly prohibited.
11. All open ditches and holes that remain open overnight shall be marked in a manner to show that a safety hazard exists.

12. Property owners must obtain permission from adjoining lot owners to use their lots for access or to place building materials on.

13. Drainage ditches shall be kept free from building materials and other items that may cause blockage of drainage. If you plan to cover your drainage ditch with a continuous culvert and drains, you must adhere to the Montgomery County rules regarding type of materials to use and size and space between drains.

14. Changes to the natural drainage of water to the point that it affects adjacent property owners must be corrected. This includes changes in grade or buildup of lot elevations.

15. Signs must comply with the Deed Restrictions. One sign per building site may be displayed and no other sign shall be displayed within or at the entrance within the subdivision. All signs must be removed on the date of closing when the property is transferred or the day the property owner begins moving in.

16. Maximum height of topmost roof to be no more than 24 feet from top of slab.

17. **Landscape Plans must be turned in and approved at the time the house plans are approved.** Plans for landscaping can be (1) written, detailing type, size of plant or tree and placement on lot, or (2) drawn on a **second or separate copy of the plot survey** and labeled with the type and size of plant or tree.

Requirements are:

- a) Grass must be planted in the front yard (and side yard facing the street if property is on a corner) between the house and street and in both side yards between the house and the property line.
- b) A reasonable amount of shrubbery must be planted in front of the house and on the side of the house facing the street if property is on a corner.
- c) At least one (1) tree of at least 1 inch in diameter must be planted in the front yard, if there are no existing trees in the front yard.
- d) All grass, landscape plants and tree (if applicable) must be in place and kept watered and maintained prior to and through the day of closing.

18. Large-scale remodeling or swimming pool projects must have a \$300.00 cleanup deposit submitted at the time of ACC approval.

I have received, read and will comply with the Deed Restrictions and Construction Site Requirements, and I will be responsible for any violations of these requirements.

_____ Lot (s) _____
(property owner)

(date)

Return one (1) signed and dated copy to Twin Shores P. O. A., 10059 East Shore Dr., Willis, Texas 77318-6640 The other copies are for the property owner and the builder.