

New Construction Submission Form

This information is to be completed in full and submitted to the Architectural Review Committee (ARC) via the Community Management Company, along with the required fees, drawings, and pictures of building samples. Electronic submittals are preferred as they will only be scanned anyway. Please refer to the Building Guidelines Summary Document, shown at the end of this form for more detailed architectural requirements and guidelines. The questions listed below are intended to highlight key areas on which the ARC focuses to ensure houses and projects are constructed to the standards set by the Community Guidelines. It is paramount that the Owner(s) read carefully the mentioned Building Guidelines Summary in order to comply with all requirements and guidelines.

Plans will not be Reviewed or Approved if your Account is not up to date

Property
Owner(s) _____

Legal Property Address ____ Section ____ Block ____ Lot _____

Current Mailing Address:

Contact # _____

E-mail

Address _____

Builders Company

Name _____

Builders Contact # _____

Builders E-mail :

Documentation & Fees – Separate Checks Payable to Chenango Ranch POA mailed to:

**6842 N. Sam Houston Pkwy. W
Houston, TX 77064**

- 1) Application Review Fee \$250/plan
- 2) Home Construction Deposit \$2000/plan
- 3) Proof of builders risk insurance policy from builder or homeowner's insurance policy to cover property during construction.

Drawings

Please provide PDF files showing the whole project as outlined below (see appendix A for an example):

- 1) Plot plan of the lot showing dimensions relative to lot lines and such
 - a. House location
 - b. Driveway & sidewalk locations
 - c. Propane tank location (above or below ground Indicated)
 - d. Satellite dish or any antenna(s)
 - e. A/C unit location
 - f. Septic location and spray heads
 - g. Preliminary Landscape plan

- 2) House Plans

- a. Overall layout with square footage shown
- b. Front, sides & Back views
- c. Foundation plans
- d. Professional Engineer stamp on print for
Windstorm certification

Samples

- 1) Have provided pictures of the material samples of the House or an existing house with similar materials and color scheme.

House Brick color _____

House Stone Color _____

House Stucco Color _____

House Exterior Paint _____

House Exterior Trim _____

House Roof/Shingle color _____

House Mortar color _____

House garage door _____

Any other improvements to the property or structures (barn, shed, fence, gate, etc.) Should be described below with example drawings or photos attached.

Use Restrictions & Architectural Considerations [Sec 3]

- 1) The neighborhood will consist of only Single Family Residential Dwellings
- 2) Entrance Lots shall have a minimum of 3000 sqft of climate controlled living area with a first floor minimum 1600sqft. The exterior including the rear of dwellings must be made up of at least fifty percent (50%) brick, stone or stucco.
 - a. Sect 1, Blk 1, Lot 1
 - b. Sect 1, Blk 5, Lot 15
- 3) Lake Front Lots - minimum 2800sqft. The exterior including the rear of dwellings must be made up of at least fifty percent (50%) brick, stone or stucco.
 - a. Sect 1, Blk 4, Lots 1-38
 - b. No outbuildings or Workshops on Lake Front Lots
- 4) All other lots Section 1 & 2
 - a. Minimum 2400sqft of climate controlled living area
 - b. First floor 1500sqft minimum on multi-story homes
- 5) Garages - Every dwelling must have a garage capable of holding two vehicles and not more than five.
- 6) Any guest house must be a minimum of 500 sqft with a maximum size of 50% of the square footage of the primary residence.
- 7) Driveways - must be of concrete or pavement and be completed with 12 months of initial dwelling's foundation pour.
- 8) The following siding materials are prohibited: rough sawn plywood, hard board, and particleboard
- 10) Soft, subdued earth tone paint colors should be used. Bold, primary or unusual colors are prohibited.
- 11) All fiber cement materials shall be painted and Hardy Plank is not considered to be brick, stone or stucco. Accent materials such as Cedar or Redwood should be stained or weatherproofed to retain original new cut color.
- 12) On lots that have roads touching opposite sides of them, then the house should face the main feeder road. (Example: Blk 4, Lots 1-3 should face Chenango Ranch Dr.)
- 13) On corner lots, dwelling may face either street or diagonally toward the intersection
- 14) All dwelling foundations shall be an engineered concrete slab meeting the current Brazoria County slab elevation
- 15) Any building or improvement shall be completed as to exterior finish and appearance with 12 months
- 16) **There shall be no building construction of any type unless reviewed and approved by the ARC beforehand (Barns, kennels, etc.)**

* The ACC may authorize variances from compliance with most of the provisions listed in the **Declaration of Covenants, Conditions and Restrictions for Chenango Ranch**. The request for a variance must be submitted in writing to the ARC.

CHENANGO RANCH POA

BUILDER GUIDELINES SUMMARY

GENERAL RESPONSIBILITY

The following Single-Family Builder guidelines are not intended to limit the creativity of the Builders in their design or construction. They are intended to provide a basis for design concepts, forms and materials that create a pleasant living environment. The design of each residence should reflect each individual homeowner's choice in acceptable building materials, while fitting into the overall architectural scheme of the community.

The Builder shall be responsible for individual site development and maintenance including the area within the public street right-of-way (between the back of the street curb and the property lines) and the surrounding lots. Builders of corner lots shall be responsible for the right-of-way (ROW) of both streets adjacent to the lot.

Each Builder shall be responsible for trash pickup on the adjoining lots and areas where homes are being constructed.

Specifically, during the construction of the home each Builder shall, as necessary:

1. Provide and use or cause to be used roll-off containers on each lot for trash and debris.
2. The use of adjoining lots for ingress/egress or storage is prohibited.
3. Clean adjacent streets of mud, dirt, gravel, concrete and other material spills or deposits.
4. Provide and use a portable toilet that will be regularly maintained in a clean, pleasant condition by the Builder and also provide suitable facilities for all inspectors and authorized visitors to the site. Toilets with vulgar graffiti or which become unpleasant shall be removed at the builder's expense.
5. Prohibit "borrowing" utilities from neighboring residents without their written consent.
6. Cause all workers to avoid loud music and/or excessive non-construction related noise within Chenango Ranch, which is offensive to residents, inspectors or visitors.

SINGLE FAMILY RESIDENTIAL CONSTRUCTION: No building shall be erected, altered, placed or permitted to remain on any lot or building site other than one single family dwelling unit per each lot to be used solely for residential purposes. The term "dwelling" does not include single or double wide manufactured or mobile homes, any old or used houses to be moved onto the Lot, or any log homes. Additionally, the following are prohibited in Chenango Ranch: duplex houses, churches, condominiums, townhomes, garage apartments or apartment houses.

MINIMUM SQUARE FOOTAGE

SECTION ONE: Except as stated below, all dwellings shall have a minimum of **2,400** square feet of climate controlled living area and be built with new construction materials. Except as follows, there shall be a minimum of **1,500** square feet of living area on the first floor of any multi-story home.

LAKE FRONT LOTS: shall have a minimum of **2,800** square feet of climate controlled living area and be built with new construction materials.

Section One, Block 4, Lots 1 — 38

ENTRANCE LOTS: shall have a minimum of 3,000 square feet of climate controlled living area and be built with new construction materials:

Section One, Block 1, Lot 1

Section One, Block 5, Lot 15

First floor of a multi-story on these lots shall contain a minimum of 1,600 square feet of climate controlled living area.

CONSTRUCTION RULES:

Hours of Construction: 7:00 a.m. to 8:00 p.m.

All construction activities shall be undertaken with care to minimize interference with traffic and to protect the general public.

All Concrete wash-outs are to be maintained by the builder on the respective lots. Cleaning of the wash-out areas is the responsibility of the builder.

GUEST /SERVANT HOUSE: Must be a minimum of 500 square feet with a maximum size of 50% of the square footage of the primary residence.

WORK SHOPS AND BARN: Please refer to Article III, Section 3.01 (b) of the Declaration of Covenants, Conditions and Restrictions for guidelines regarding these structures. These structures will not be allowed on lakefront lots. All Barns must be approved by the ARC prior to construction.

GARAGES: Every dwelling must be designed and constructed with a garage. Said garage must be built for at least two (2) vehicles and not more than five (5) vehicles and must be built while the main dwelling is being built.

DRIVEWAYS: Must be constructed of concrete or pavement, must be completed within 12 months of the initial foundation pour. All culverts must be to Brazoria County Standards.

EXTERIOR MATERIALS:

1. The Builder shall submit samples of all proposed finish materials to the Management Company for approval.

2. Acceptable exterior building materials are:

Brick

Natural Stone/Cultured stone

Fiber cement siding products

Stucco or synthetic stucco

Naturally rot resistant accent materials such as Cedar or Redwood

3. Rough sawn plywood is prohibited. Hard board and particleboard siding are prohibited.

4. In masonry construction, all mortar joints are to be tooled with mortar color complementary to the brick color.

5. Materials should be used to emphasize planes and volumes. When different materials adjoin, care should be taken to avoid the look of applied facing.

6. Soft, subdued earth tone paint colors should be used. Bold, primary or unusual colors are prohibited. Each Builder is required to submit a proposed color palette to the Management Company for approval.

7. All fiber cement materials shall be painted. Accent material such as Cedar or Redwood should be stained or weatherproofed to retain original new cut color.

BRICK REQUIREMENT:

ENTRANCE AND LAKEFRONT LOTS: The exterior including the rear of Dwellings on Entrance and Lakefront lots must be made of at least **fifty (50%) percent brick, stone or stucco.** Hardy Plank is not considered to be brick, stone or stucco.

ROOF MATERIALS: The roof of any Dwelling shall be constructed of composition shingles, copper, tile, and slate, standing seam metal or other material approved by the Architectural Control Committee.

LOCATION OF IMPROVEMENTS/BUILDING SETBACKS:

The main residential structure on any Lot shall face the front of the Lot towards the street or road, unless a deviation is approved in writing by the Architectural Control Committee.

COMPOSITE BUILDING SITE: Any owner of one or more adjoining Lots (or portions thereof) may, with prior written approval of the Architectural Control Committee, consolidate such Lots or portions into one building site. Please refer to Article III, Section 3.02 of Declaration of Covenants, Conditions and Restrictions for further details.

RESIDENTIAL FOUNDATION REQUIREMENTS: All building foundations shall be an engineered concrete slab. Brazoria County Drainage District requires that the minimum finished slab elevation for all structures shall be two feet (2') above the 100 year flood plain or two feet (2') above the finished ground level — whichever is higher if in the flood zone area of Chenango Ranch. Furthermore, the minimum slab elevation must be six inches (6") higher than the crown of any down gradient roadway, or such other level as may be established by the Commissioner's Court or County Engineer of Brazoria County, and other applicable governmental authorities. The minimum slab elevation must also be a minimum of twelve inches (12") above the finished grade of the Lot perimeter, unless otherwise approved by the Architectural Control Committee. **Engineer Stamped drawing shall accompany new home submission. Plans will not be reviewed without a stamped plan.**

WALLS AND FENCES: Walls and fences, if any, **must be approved prior to construction** by the Architectural Control Committee. Refer to Article III, Section 3.10 for further guidelines regarding walls, fences or hedges.

SWIMMING POOLS: No swimming pool may be constructed on any Lot without the prior written approval of the Committee. Refer to Article III, Section 3.12 for further guidelines regarding swimming pools. Above ground pools are not permitted.

PROPANE TANKS: The location of all propane tanks must be shown on the plot plan. Additionally, they must be identified as above or below grade. All above grade tanks must be screened by a fence, plants, or other means. Detailed plans/drawings must accompany the home plans.

SATELLITE DISHES: The location and quantity of all satellite dishes must be shown on the plot plan. If the location cannot be determined at the time plans are submitted the owner must seek approval prior to installing any satellite dish.

WATER WELLS: The location of all water wells must be shown on the plot plan, with tank screening identified (fence, plants, etc.).

Chenango Ranch POA has a policy of certifying each home that is built in Chenango Ranch. In order to make application and submit documents for review, the contracted builder or homeowner must provide the above information for the Architectural Review Committee (ARC) to approve as part of the plan review process.

