



Architectural Control Committee:

As per Paragraph 4, of the Declarations of Restrictions, Covenants & Conditions of the Summit Subdivision of Kerrville, TX, all plans and specifications for improvements of any kind on any building lot in the Summit to be erected, placed, constructed, maintained or altered on any portion of the Property will not be initiated until the Plans and Specifications for such improvements have been submitted to and approved in writing by the Architectural Control Committee. The Committee will, in its sole discretion, approve or withhold approval of the aforementioned improvements based on documentation as requested by the Committee, including but not limited to a written description, plan and/or specification of the improvement together with the attached form, a Review Fee of \$1,000 and a refundable deposit of \$3,000.

Initial Deposit Agreement

Building Address:

Legal lot description:

Owner / Responsible Party:

Owner's Contact Information

The Architectural Control Committee of the Kerrville Summit Property Owners' Association is in receipt of the following:

(1.) A non-refundable Architectural Review Fee of \$ 1,000 for the above-mentioned property. After a review of the building plans, if approved, a Construction Approval Letter will be issued to the owner to allow the start of construction.

(2.) A Construction Completion Deposit of \$ 3,000, which will be refunded (less any bank processing fees) if the above construction and landscaping is completed within one year. This deposit will be returned only after a Certification of Completion has been applied for and issued by the ACC. The purpose of this deposit is to abide to the terms of the RCC in which "Any construction commenced on any Lot must be completed within one (1) year of the time construction was initiated...". Landscaping of the new construction is included in this determination, and must adhere to the landscaping plans submitted to the ACC.

Prior to your building approval, the following items must be received and approved by the ACC:

- (1.) A complete set of plans, including a floor plan, a roof plan, and exterior elevations on all four sides, including the percentage of Masonry on the exterior. The minimum requirement is 60%.
- (2.) A site plan, showing the location of the structure on the lot, as well as the grading for the property.
- (3.) Exterior color selections to include siding, painting, stucco, rock, and roof materials.
- (4.) A landscaping plan which includes any exterior permanent improvements.

Any future changes to submitted plans must be referred to the ACC for advance approval. As always, the ACC approval is based on conformance with all applicable state, county, and city codes, ordinances, and statutes.

Please sign and date below as your acknowledgement of, and agreement to, the above information.

Sincerely,

The Kerrville Summit Property Owners Association

(Owner's Signature)

(Date)

(ACC Member Signature)

(Date)

(Witness)

(Date)