

Checklist 1* – Covenants, Conditions and Restrictions (CCR)

1. Submit plans, specs, site plan and survey to ACC for approval
2. Single family residence only; No more than one per Lot
3. Comply with setbacks and easements; No structures shall be nearer than 50 ft from any lot property line; See SM Plat for easements
4. Minimum 2000 sq ft of enclosed A/C, heated space
5. Construction of new buildings only; All construction must be of new material, except stone and brick
6. Permissible garages, barns and outbuildings architecturally compatible with the main residence
7. No mobile or prefab homes
8. No temporary residences of any kind
9. All driveways and private roads shall be at least gravel construction (Recommend a 10' concrete or asphalt apron)
10. Before occupancy must have approved sanitary sewerage system meeting county/state requirements (TCEQ)
11. Fencing on road frontage or in Conservation Easement shall be constructed of wood plank or rail. Non road frontage fencing see restrictions. No chain link fences unless out of public view.
12. No burning of garbage or refuse permitted.
13. No water wells unless by variance.
14. No use of any Lot that produces offensive odors, fumes, dust, smoke, noise or pollution or causes excessive danger of fire or explosion

Checklist 2* – Builders Guidelines (BG)

1. Post BG and Permits on the job site
2. Contractor responsible for all subcontractor action and employment laws
3. Contractor has 24/7 access; Subcontractors have 7-6 M-Sat access
4. Do not trash, damage, block, cut or overload the roadway
5. Request special gate open times
6. Keep the job site clean; Keep trash contained and disposed of
7. Don't encroach on neighbor's lots
8. Workers not allowed to loiter or roam the neighborhood
9. No unnecessary loud noises
10. Open fires not permitted
11. Portable chemical toilet provided for workers and kept hygienic
12. One builder's/architect's board may be erected on the job site; No other advertising

Checklist 3 – Other Items

1. Non-reflective metal roof recommended
2. Dark sky outdoor lighting recommended
3. 10' concrete or asphalt apron recommended
4. Provide a construction schedule
5. Submit variances prior to building