



Guidelines for Construction within Arrowhead Shores

No Construction may commence prior to Architectural Control Committee (ACC) approval.

- ❖ Property Boundaries must be clearly marked.
 - It is highly recommended that a property survey be completed and included with your application.
 - Having your property boundary markers in place will help with all ACC transactions and clear up confusion for the owner and neighbors.
- ❖ NO structure may be placed or constructed closer than *10 feet from the front boundary of the property.*
- ❖ Easements are reserved at the sides and rear of most lots (*review deed restrictions carefully*).
 - 5-foot utility easement on both sides of each lot.*
 - 5-foot utility easement at the rear of each lot.*
- ❖ All septic approval must be complete and approved by the ACC prior to the start of installation.
- ❖ All septic permits come from the Hood County Health Department.

☞ You must follow their guidelines. ☞

Septic Systems must be approved to accommodate the specific size (sq. Footage) of the residence constructed.

- ❖ All construction **MUST COMPLY** with the **Building Code for the State of Texas.**
- ❖ All building materials **MUST BE NEW.**
 - NO previously used materials are allowed without special approval from the ACC.*
 - See the Deed Restrictions for use or non-use of certain used exterior materials.*
- ❖ Provide a dimensioned plat or layout of your property which locates the placement of any structures and septic (tank and lateral field).
- ❖ Provide as much construction detail as possible (plans, building materials list, contractor names if you are not the General Constructor).
- ❖ After ACC approval you have 6 months to start your construction and then 8 months to complete the project as to the exterior finish. You must provide an estimated start date to the ACC.
- ❖ You may be allowed to have a travel trailer as temporary living during the construction of your dwelling. *See the Deed Restrictions for more detail and complete the temporary use form.*
- ❖ If any questions arise during the completion of your project please contact the ACC.
 - Specifically, if you will not be able to complete your construction on schedule.*
- ❖ Maintain a neat appearance of your construction site during construction phase.
 - Disposal of waste in a timely manner mandatory and greatly appreciated by your neighbors.*

Thank You, Arrowhead Shores Architectural Control Committee (ACC)