



Guidelines and Procedures for Construction Plan Submittal and Approval Process For New and Current Property Owners

Based On Covenants, Conditions and Restrictions (CCRs) of Falling Water Subdivision Administered by the Architectural Control Committee (ACC)

The following guidelines are in accordance primarily with Article VI, VII, VIII and IX of the CCRs for outlining the steps necessary to obtain approval for and complete construction of new residential construction or improvements to existing properties. For renovations and improvements to existing properties, the ACC may modify these guidelines to reflect the extent of the work contemplated. The owner must submit all above ground external improvements to the ACC.

It is in the owner's best interest to contact the ACC early in the planning process to minimize the chances of misunderstandings and extra expense.

The CCRs define the purpose and authority of the ACC. Article VII Section 2 (A-H) of the CCRs defines the basis of approval. It is the intent of this document to assist the Owner in understanding the requirements of the CCRs, the process by which the ACC issues a Building Permit, and how the Owner can expedite construction of the improvements with minimum disruption to the peaceful enjoyment of neighboring properties.

Please note that the owner must submit plans for all improvements, structures, buildings, hardscaping, or major landscaping to the ACC for approval before any work starts.

The ACC strongly recommends the Owner retain competent professional services for planning and design. It is the intent of the Falling Water development philosophy to ensure that designs are aesthetically compatible with the Hill Country environment, with the ambiance of the particular lot and in harmony with the surrounding neighborhood. Buildings and associated development should harmonize with and enhance their natural settings rather than dominate the landscape and contrast sharply with them.

DESIGN GUIDELINES:

The design guidelines are in two sections, Site Planning and Building Architecture. They reflect and interpret the relevant sections of the CCRs in helping the Owner to achieve their own desired plans in harmony with the neighboring community.

SITE PLANNING AND DESIGN

Consider the impact of your home on neighboring existing and future homes and try to achieve spacing, location and orientation that create balance with those homes.

Position the driveway along natural contours so it does not dominate the entry to your home. Place driveway entrance so that it is not across from existing driveways.

Integrate support buildings and associated improvements with the massing of the main house and surrounding landscape.

Minimize disruption to the natural contours of your lot, avoid extensive cut, and fill.

Minimize disruption to natural drainage patterns to prevent erosion or water pooling.

Fencing is discouraged and approval depends on minimum visibility and impact on adjacent lots and common areas. The site plan will show fencing and it must be located behind the rear line of the house and within the setback lines.

Site lighting will not affect neighboring lots nor create light pollution of the night sky. Unless otherwise approved prior to construction by the ACC, full cutoff exterior fixtures are required. Use security lighting only in emergencies and show its separate controls on final electrical plans.

Screen sports or playground equipment from view of the street or neighboring lots.

ARCHITECTURAL DESIGN

The ACC will consider the external appearance of the house and its associated improvements as well as the quality of materials and equipment specified with regard to the compatibility of the home in the neighborhood.

Single story houses shall have a minimum conditioned space of 2,000 SF and two story houses shall have a minimum of 2,300 SF. Garages shall be a maximum of 1,000 SF.

Masonry cladding must extend to within 18 inches of the ground on all exposed concrete foundation walls. Cladding shall be of stone or stucco in earth tone colors compatible with the rest of the structure. The Owner may use brick as a minimal accent. Stone or stucco, including glass and garage overhead door openings, shall comprise a minimum of 65% of the exterior walls. The 65% requirement applies to each outbuilding over 100 SF on a stand-alone basis without regard to other buildings on the lot.

Roofs must be a 4/12 pitch minimum and may be of metal, tile, or dimensional fiberglass shingle compatible in appearance and quality with the local landscape with a 40-year minimum lifetime. Chimney construction must be of stone or plaster. All penetrations, antennae and accessories must be rear of the ridge line.

Driveways must be concrete (including concrete with an exposed aggregate finish), brick pavers, stone (not gravel), tile, hot mix or chip seal. Other materials require ACC approval prior to beginning such work. Unpaved or unimproved driveways of any kind are not permitted.

A culvert, if required, must be appropriately-sized pipe with concrete sloped headwalls.

Use of solar panels is subject to special ACC approval. (See Texas Property Code 202.010)

Large covered porches are encouraged to reflect the Hill Country ambiance and to protect windows from solar heating. Exterior ceiling fans, if any, should be secured in a way to mitigate the effect of high winds, which are common in Falling Water.

Guesthouses or other outbuildings must be compatible in appearance with the main house and must balance and complement the house in massing and location.

A stand-alone flagpole taller than 20 feet and the displaying of a flag larger than 3 ft. x 5 ft. requires special ACC approval. All other flagpoles and flags are subject to ACC approval. (See Texas Property Code 202.011).

REVIEW, APPROVAL AND CONSTRUCTION PROCESS

The Process is in six steps:

Pre Design Meeting
Preliminary Plans
Neighborhood Notification
Final Plans
Building Permit
Construction
Occupancy

PRE DESIGN

Prior to initiating any design, the Owner, and preferably his architect, should meet with the ACC to discuss the proposed residence and to explore and resolve any questions relating to the Building Guidelines. This meeting can save the Owner time and expense by ensuring that their plans conform to the guidelines.

PRELIMINARY PLANS

Submit one set of preliminary plans (1"-50' scale) indicating the following:

1. Site plan showing complete lot area, all buildings, driveway and parking
2. Residence – footprint on site plan showing closest distances to lot boundaries and setback lines
3. Building Plans and elevations (1/4" – 1' scale minimum) which are concise and understandable
4. Specification sheet showing materials quality and type of construction
5. Pool, courtyard, walls or major features
6. Garage, other buildings, or amenities

7. Fencing, if any
8. Preliminary footprint staked on site as well as property lines within 100 feet of footprint for ACC review
9. A Design Review Fee of \$300.00 may be required if it is necessary for a registered architect to review the plans.

The ACC will provide a written response to the Owner within 30 days of receiving the complete package of information described above.

NEIGHBORHOOD NOTIFICATION

After the ACC approves preliminary plans, it will set a meeting for the adjacent neighbors. The purpose of the meeting will be to advise the neighbors of the project.

FINAL PLANS

Final plans must incorporate all modifications required by the ACC and must show all details approved by the ACC. By definition, items not appearing on the final plans have not been approved. Submit one set of final plans as follows:

- A. Site Plan (1"-50' scale) indicating:
 1. Property lines, utility routing, drainage and easements and building setback lines.
 2. Topographical Survey, if required by the ACC, showing vertical intervals in 2 ft increments to within 50 ft of house/garage footprint.
 3. Cut and Fill dimensions and location showing how builder will retain cuts.
 4. Entrance, culverts if required (with sloped headwalls).
 5. Mailbox location and heights are set by the USPS. Materials used to support the mailbox must be the same as the house. A paved drive-off for the mail carrier is required.
 6. Driveways and visitor parking including material and any retaining walls and drainage treatment, such as additional culverts and offset to neighboring driveways.
 7. Residence footprint with dimensions from corners to setback lines. Correct previous staked corners, if required.
 8. Landscape plan to include sprinkler system, if any.
 9. Retaining walls, courtyards, fences showing dimensions and materials.
 10. Site placement and routing for electric, water, septic system and propane tank and location of A/C units, transformers, electric and water meters, telephone posts etc. A permanent propane tank intended to feed the entire house must be buried in the Falling Water subdivision. Portable tanks, of twenty pounds or less, are exempt from this requirement.
 11. Location of dumpster and Port-a-Potty.
 12. Exterior lighting location and type.
 13. Preliminary landscape plan showing landscaped and/or hardscaped areas and any elevation changes that will result. Submit final landscape plan at least 90 days before occupancy.

- B. Building Plans, Elevations, Sections and Specifications (1/4"-1' Scale)

1. The Specification documents must identify and locate all materials and their quality, dimensions, and colors, and desired equipment. Actual samples of selected colors are required.
2. Roof (minimum slope of 4/12) showing chimney details and the specification that all roof penetrations will be behind the ridgeline.
3. Exterior elevations showing features, materials, colors, textures and patterns.
4. Sections showing elevations of existing and finished grades to 10' outside exterior walls.
5. Detail all improvements (current or planned) as shown on site plans.

C. Contractors' Qualifications

The ACC must approve all Contractors to work in Falling Water and may, at its sole discretion, require documentation of a Contractor's qualifications. Documentation may include project portfolios, references, and any other items the Committee deems necessary. The ACC, by approving a Contractor, gives no implicit or explicit guarantees of any kind for the performance either fiscally or for the quality of actual construction of the approved contractor.

The ACC will provide a written response to the Owner within 30 days of receiving the complete package of information described above.

BUILDING PERMIT

The ACC must issue a building permit prior to start of any construction.

1. Building Permit will indicate construction start and completion dates. (9 months for residential construction plus 90 days landscaping).
2. Contractor entry code for gate will be on the permit.
3. The ACC must approve all exterior revisions to the site or building or any additional improvements requested to the approved plans and specifications prior to making the revision.
4. The Owner will return the attached "Contractor Requirements" signed by both Owner and Contractor to the ACC. Contractor is responsible for the activity of all subcontractors while in Falling Water.
5. Each Contractor, before beginning construction, shall deposit with the ACC a nonrefundable amount of \$3,000 for road maintenance, and a refundable Construction Performance Deposit of \$5,000. It is the intent of the ACC and in the best interest of the property owner that the Road Maintenance Fee and especially the Performance Deposit be paid by the Contractor. The ACC will issue an Occupancy Permit to the Owner when the project is complete. If the Contractor has complied with the guidelines and regulations, including on-time completion, this action will trigger a prompt refund of the Performance Deposit. The ACC/Board may withhold from the refund the cost of violation remedies.

6. Building Permit timeframe will be 9 months unless otherwise approved by the ACC. Failure to complete the project on time will result in forfeiture of a portion of the Performance Deposit. The schedule of forfeiture is \$50/day.
7. Water and electric service must be in place prior to issuance of the Building Permit.

CONSTRUCTION

1. Prior to commencing construction your contractor must understand these construction procedures.
2. No construction, earthwork or tree clearing is to begin without a Falling Water Building Permit with the exception for cedar tree and brush clearing.
3. Water and electric utilities must be available on site before construction. Contractor is required to have the necessary length of garden hose (at least 100') attached to the water utility for fire protection while construction is in progress. No generators allowed.
4. Construction access must be limited to the lot/lots of the Owner.
5. A full size dumpster must be located on site from construction start through completion. The contractor will place all waste material and trash in the receptacle on a daily basis and remove it from the site when full. The contractor may not burn anything.
6. ACC must have 48 hours notice before slab pour so that correct location on site can be verified.
7. The Contractor must return all scars, cuts, or fill on site, to the prior natural condition by plating with top soil and seeding, dry stacking stones or other approved means upon completion of construction and landscaping.
8. A port-a-potty shall be located on site and maintained weekly through construction.
9. Paving remnants, waste, or wash out residue must be removed from site and subdivision.
10. The Owner is responsible for ensuring that all construction is in accordance with the approved plans.

OCCUPANCY

Prior to Owner occupancy, the ACC must review the house and property for the following:

- a. All setbacks in compliance with CCRs
- b. Residence and other structures in compliance with ACC approvals
- c. Any improvements not shown on drawings
- d. Entry, mail box and driveway in compliance with approvals
- e. Landscaping in compliance with approved plans or review of phased plan
- f. Fences in compliance with approvals
- g. Removal of construction debris
- h. Return of construction scars to natural condition
 1. Perimeter of driveway
 2. Perimeter of landscaping, walks and patio/pools
 3. Area surrounding buried propane tank

4. Routing of buried utilities
5. Surface of fills and cuts

Owner must notify and schedule an inspection of the property by the ACC with at least a two-week notice of intended occupancy. Owner should not to schedule move-in if there is any doubt that the items listed above will not pass inspection. The ACC will not issue an Occupancy Permit for a partially completed project. The ACC may issue a Conditional Occupancy Permit if, in the judgement of the Committee, the home is ready for occupancy and only very minor details remain uncompleted. If a Conditional Occupancy Permit is issued, a second inspection by the ACC will be required.