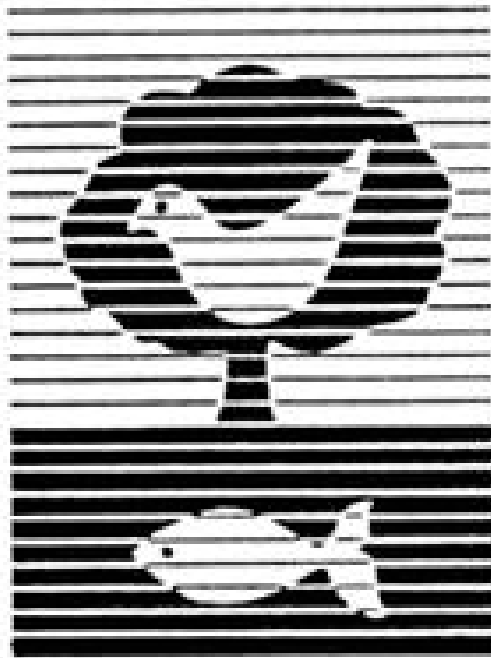


**Seis Lagos
Community Services Association**



Builders Information

2010

Seis Lagos Community Services Association Architectural Control Committee Guidelines and Procedures

2010

1.0 GENERAL

Seis Lagos is a planned, custom home community. The ambiance of the community is maintained through the Seis Lagos Community Services Association of which each resident is a member. All property owners are obligated to the property use, restrictions and maintenance rules set forth in the declaration of reservations, restrictions, covenants, conditions, easements and liens for Seis Lagos Community Services Association (The Covenants) which is administered by the Seis Lagos Community Services Association, its board of directors and assigned Committees. **To gain approval as a builder**, you must provide the ACC with the following. 1. Addresses for the last 5 houses built in the same price range you plan to build in Seis Lagos. 2. 5 References 3. Submit list of subs you plan to use.

1.1 Architectural Control Committee

The Seis Lagos Architectural Control Committee (SLACC) is responsible to the Seis Lagos Community Services Association (SLCSA). It oversees all activities within the community which elect or otherwise impact the environment and architectural harmony of the development. Its authority originates from the Covenants. Exceptions or deviations to the covenants can only be approved through a unanimous approval of the SLACC. The primary goal of the SLACC is to protect the individual property owner and community, to assure the quality of all construction and maintain the quality of life within the community.

2.0 Construction approval (SLCSA)

All construction (new or improvements) must be formally approved by the SLACC in accordance with the Covenants and these guidelines.

2.0a Construction permit (SLUD) Call SLUD office 972-442-6875

2.1 Application

Application for SLACC review and approval is accomplished by completing and submitting the New Home Plan Submission Form (**attachment 2**) and the appropriate plans.

2.1.1 Conceptual Approval may be requested for the purpose of reviewing the basic design and placement of a house. This allows the petitioner to gain approval of the basic concept of their home before proceeding with the expense of completing a full set of plans. The information required for a Conceptual Approval by the SLACC is;

1. Elevation Plan
2. Plot Plan
3. Aesthetic Details

2.1.2 Architectural (Final) Approval is granted by the SLACC when all plans are finalized and submitted. The following must be submitted for review by the SLACC;

Submit Two sets of plans ¼ " scale.

1. Elevation Plans
2. Plot Plan
3. Floor Plan
4. Roof Plan
5. Drainage Plan
6. Landscaping Plan (if approval is to be granted)

2.1.3 The Building Permit will be issued once the SLACC has granted the Architectural Approval and the following documents and fees have been submitted to the SLCSA office;

1. Foundation Plan
2. Floor System Plan (if two story)
3. All fees paid

2.2 Approval Process

The SLACC will respond to all formal requests within 45 days. If problems are encountered the applicant will be contacted by a SLACC member. When approved, 1 set of plans, duly signed and dated, will be returned to the petitioner. Only items detailed on this plan are approved. Verbal conditions, exceptions or agreements are invalid.

2.3 Duration

If construction cannot be completed within the original timetable an altered timetable must be submitted for approval.

3.0 Fees

3.1 Inspection Fee \$60.00 final only for Seis Lagos needs above Code.

3.1.1 **Seis Lagos Community Services Association**

The **City of Lucas** does most of the inspections. You must permit and pay for their fees.

3.1.2 **Seis Lagos Utility District**

Seis Lagos Utility District (SLUD) conducts three inspections; 1) Sewer Tap 2) Propane Placement (if applicable). If a irrigation System is to be included, it must be in place at the time of the final inspection. (See SLUD packet for all there rules)

3.2 Construction Deposits

3.2.1 Seis Lagos Community Services Association (\$500.00)

SLCSA collects a five hundred dollar (\$500.00) construction deposit. These funds must be placed on deposit with the SLCSA office. They are returned to the depositor after the final inspection has passed, if no damage has been noted to Community or neighboring properties. If damage has been reported, the contractor will be allowed to remedy the problem or forfeit the deposit. Forfeiture of the deposit does not constitute satisfaction of the cost of damages if the cost to remedy the problem exceeds the deposit.

3.2.2 Seis Lagos Utility District (\$2000.00)

The Seis Lagos Utility District (SLUD) collects a two thousand dollar (\$2000.00) construction deposit. These funds must be placed on deposit with the SLUD office. They are returned to the depositor after the final inspection has passed, if no damage has been noted to the Road System or Drainage easement properties. If damage has been reported, the contractor will be allowed to remedy the problem or forfeit the deposit. Forfeiture of the deposit does not constitute satisfaction of the cost of damages if the cost to remedy the problem exceeds the deposit.

3.3 Permanent Fees while building

3.3.1 Seis Lagos Utility District

3.3.1.1 Tap Fees

3.3.1.2 Monthly Fees

Water Rates : SLUD has a base water rate is Monthly. Additional water usage is also charged.

- * Sewer Rates : SLUD sewer rates are a flat rate per month.
- * TCEQ Assessment is ½ of 1% of total water and sewer bill.
- * There is a fee for any returned checks.

New property Owners: There is a Deposit + Transfer fee

- * Sewer Rates : SLUD sewer rates are a flat rate per month.
- * TCEQ Assessment is ½ of 1% of total water and sewer bill.
- * There is a fee for any returned checks.

3.3.2 Seis Lagos Community Services Association Dues

3.3.2.1 Phase I,II, III & IV Properties

SLCSA dues are ninety five dollars (**\$100.00**) per month. Dues on all properties are due on the 1st of each month and start as soon as you take title to the property.

3.3.2.2 Phase IV Properties - Grace period is one year from closing after the property has been transferred form the Developer.

4.0 Construction

4.1 Pre-requisites

Before construction can begin the following must be complete;

1. Approval from from Seis Lagos
2. All Fees paid to SLCSA office 224 Seis Lagos Trail **(8:00am to 5:00pm.)**
3. All SLUD requirement met (see SLUD Policies and Sanctions)
4. All SLUD Fees paid same Office. **(8:00am to 4:00pm)**

4.2 Seis Lagos final Inspection

SLCSA Inspector will conduct final inspections of all projects according to the approval issued for that project. It is the responsibility of the contractor to notify the SLCSA office when an inspection is required. Inspections will generally be completed within 24 hours of the request. Lack of inspector response, however, is not an approval by default. Any work initiated which impairs the ability of the inspector to conduct the required inspection is subject to being removed. For Inspections required see Inspection Detail Sheet. Call in to see if you passed or come by office for copy.

5.0 Work Periods

Exterior work which creates a noise nuisance to the neighborhood shall be limited to;

Winter	7:30 a.m.	to	Dusk
Summer	7:00 a.m.	to	8:30 p.m.
Sundays	9:30 a.m.	to	6:00 p.m.

6.0 Occupancy

An **Occupancy Certificate** will not be issued until the final inspection is completed and all problems resolved. **By both SLCSA and SLUD!** Even if you get a **C.O. from Lucas** you must get the C.O. from Seis Lagos before you move anything in to the home.

7.0 General Design Requirements

See Building Reaquirements information for the rules governing the design and construction of new homes in Seis Lagos.

INSPECTION Requirements: See LUCAS for most inspections

NEW HOME CONSTRUCTION	(INSPECTIONS REQUIRED)
One SLCSA	FINAL (PLUMBING, ELECTRICAL, MECHANICAL, APPLIANCES INTERIOR FINISH & ERROSION CONTROL)
SPRINKLER SYSTEMS	
1	DOUBLE CHECK VALVE, PRESENCE & BEDDING (by SLUD)
FLATWORK	
1	STEEL, EXPANSION JOINTS, PROPER BEDDING
HOME REMODELING	
X	AS APPLICABLE - SEE NEW HOME
SECOND STORY ADDITIONS	
1	FLOOR SYSTEM / DESIGN
X	AS APPLICABLE - SEE NEW HOME
POOLS	See Lucas

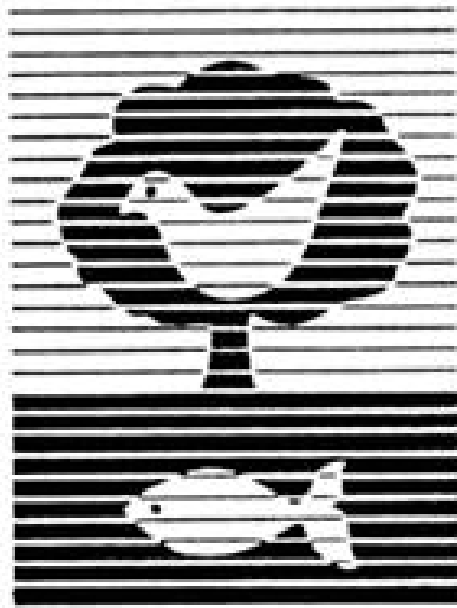
Note 1: A **Form Board Survey** is required before final foundation inspection can be requested.

Note 2: **Grounding of a Jacuzzi** Tub requires inspection. This may be inspected prior to final if it will not be visible during final.

Note 3: **Final Grade & Erosion Control** is a unique Inspection. Phase IV bar ditche flow lines must be kept "as is" unless otherwise approved.

All problems noted must be addressed to the satisfaction of the inspector. The contractor is required to show evidence of licensing of all or any sub-contractors.

**Seis Lagos
Community Services Association**



Building Requirements

2010

Seis Lagos Building Requirements

General	a. single family dwelling b. no earthen homes c. no pre-fab homes
Elevation	Must be unique to the immediate Neighborhood.
Size	a. as required (lot specific) b. if 2-story : 1st floor must be 70% of lot min. or greater
Orientation	a. must comply with master plat for garage orientation b. garages may NOT face any primary street
Setbacks	Front - see lot plat Side - 10ft minimum
Veneer	Exterior (1st & 2nd story) 80% masonry
Insulation	Ext Walls : R-13 minimum : Bat or blow in Attic : R-30 minimum Ceilings : R-22 minimum : Bat
Sheathing	Must be 1/2 OSB, Ext Gypsum or other structural material
A/C	Heat Pump : 13 S.E.E.R or greater
Roof	Pitch : 8/12 minimum Material : 300# composition or greater clay tile or cement tile 30 year Min. : Height not to exceed thirty-five feet (35ft) : All structures must in under common roof.
Flatwork	Walks : #3 STEEL reinforced Drives : #3 STEEL reinforced w/ adequate expansion joints width - 14 ft. min. culverts - 18" min (in ditch flow line) headwalls - <u>required</u>
Fireplaces	Pre-fab : must be UL. approved and installed accordingly
Chimneys	A. Must be masonry (brick/stone/Stuco or faux brick, stone) B. Must be supported to ground by steel or masonry

Trash Compactors	Can be in garage/kitchen/utility room etc.
Water Heaters	Must be enclosed or in attic. (All must have pans)
Propane Tanks	Must be buried (all appliances must be labeled for L.P.) Must not use CSST SYSTEM.....Corrugated thin walled polyethylene or vinyl jacket Must call SLUD before covering 972-442-6875
Foundations	<ul style="list-style-type: none"> a. Piers - <u>required unless validated by Engineers Ltr.</u> b. Must be engineered c. Must be Treated for Termites d. All box-outs must be sealed at Plumbing Rough e. ALL PVC AND Copper <u>must be bedded</u>
Grade	No lot shall exhibit a grade of greater than 45 degrees Drainage must be channeled to designated easements.
Errosion Control	All construction sites must use necessary precautions to prevent errosion and downstream sediment buildup.
Bar ditches	Must be maintained and <u>sodded</u> .
Retaining Walls	<ul style="list-style-type: none"> a. Must be masonry (stone, stack stone, concrete) b. Must be engineered if greater than 3 feet.
Water Meter Line	Water lines <u>Copper or Quest</u> supply line to meter)
Sewer Connection	<ul style="list-style-type: none"> a. Cleanouts required at house and <u>property line</u> b. Sewer tap <u>must be PVC</u> (no soft boots allowed) see tap design requirements.
Landscaping	<u>Non-Treed lots must include trees which have a combined total of 10 caliper inches. Front Yard.</u>
Pools	<ul style="list-style-type: none"> a. Must be Gunnite (in back of home, not in side yard) b. Must be fenced (wrought iron) Must be approved.
Sprinkler Sys	<ul style="list-style-type: none"> a. Must be installed by Licensed Irrigator b. Double check valve required (valve must be bedded) Certified by tester Head placement must be (<u>SLUD Rules</u>)
Fences	<ul style="list-style-type: none"> a. Wrought Iron only – 48” max.(black or dark green) b. Must be located in the <u>shadow of the House.</u> c. No perimeter fencing allowed. d. May not extend to back property line. c. <u>No wood allowed.</u>

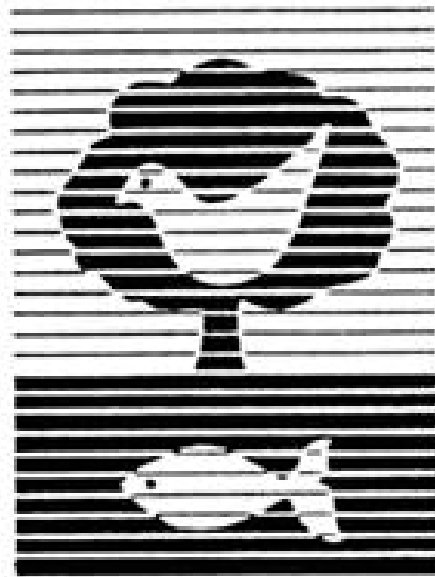
Seis Lagos

Uses, Restrictions and General Obligations of Owners

ARTICLES VII & VIII

of

Declaration of Reservations, Restrictions,
Covenants, Conditions, Easements and Liens for
Seis Lagos Community Services Association, Inc.



A complete copy of the Seis Lagos Community Services Association Covenants, may be purchased for a fee of \$20.00. Contact the SLCSA Office (972) 442-3000. Loudeene@aol.com