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**REVISED  
DESIGN GUIDELINES  
LAKE RIDGE AT CANYON LAKE**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

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Set forth in this document are the Design Guidelines for LAKE RIDGE AT CANYON LAKE. It is our intent that these Guidelines not only expedite the building process but also promote an exceptionally high quality, aesthetically pleasing environment for all residents.

The Design Guidelines are applicable to all the residential lots within LAKE RIDGE AT CANYON LAKE. Throughout the course of the development, these Guidelines may be reviewed, revised and altered as necessary to reflect changing conditions.

These Guidelines are supplementary to the Declaration of Covenants, Conditions and Restrictions for LAKE RIDGE OF CANYON LAKE. The criteria are intended to complement the Covenants and should a conflict arise, the Covenants shall prevail.

**BUILDING PROCESS**

1. **Submission of Plans:** Prior to any construction beginning on any Lot, two (2) sets of plans containing the following must be submitted to the Architectural Control Committee.

1. **Site Plan**-minimum scale 1"=20'. Must include the following information if applicable:
  - a. Owner's name and lot number;
  - b. Contractor's name;
  - c. North arrow and scale;
  - d. Property lines with dimensions and bearings;
  - e. Setback lines;
  - f. Easement lines;
  - g. Adjacent street names;
  - h. Proposed location of home or other structure;
  - i. Dimensions from corner of foundation to adjacent property line;
  - j. Proposed driveway;
  - k. Proposed fences;
  - l. Proposed pool;
  - m. Proposed accessory structures (including but not limited to detached garages, storage buildings, guest houses, outbuildings, trellis, etc.);
2. **Architectural Plans**-minimum scale of ¼"=1'-0". The term "Architectural Plans" does not include hand drawn plans and such **hand drawn plans are not acceptable**. All plans should include the Owner's Name and Lot number.
  - a. **FLOOR PLANS**
    - i. Interior rooms dimensioned and named;
    - ii. All window and door openings shown;
    - iii. Roof overhang with a dashed line;
    - iv. Total square footage of structure; and
    - v. Heated square footage of structure. (Refer to your specific Unit Declaration of Covenants, Conditions and Restrictions.)
  - b. **BUILDING ELEVATIONS**
    - i. Front, rear and two side elevations;
    - ii. All elevations labeled so they correspond with site plan;
    - iii. Exterior finish shown, including paint color and samples
    - iv. Roof materials and colors; and
    - v. All decks and terraces shown.

## CONSTRUCTION PERIOD

During the Construction Period, the following guidelines must be followed.

### 1. Site Maintenance

Only usable construction materials may be stored on a construction site. Discarded construction materials, refuse and debris must be removed daily from the site, or contained within a trash dumpster. A dumpster is required on site during construction. Storage or placement of materials within any right of way or easement is not permitted at any time. If trash is not removed on a regular basis, the Association shall have the right, but not the obligation to remove the trash and an invoice will be sent to the Owner. Contractors are prohibited from dumping, burying or burning trash or other products anywhere within the Subdivision or on adjacent lands. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of on any lot or any drainage ditch, stream, or lake. During the construction period, each construction site and the route to and from the construction site shall be kept neat and clean, and shall be properly policed to prevent it from becoming a public eyesore or affecting the other Lots or any open space or common facilities. Unsightly dirt, mud, or debris from activity on each construction site shall be promptly removed and the general area cleaned up. Owners and builders may not disturb, damage or trespass on other lots or adjacent property.

### 2. Port a Potty

Each Contractor shall be responsible for providing adequate sanitary facilities for his construction workers.

### 3. Traffic Regulations

Each Contractor shall be responsible for its subcontractors and suppliers obeying the speed limits posted within the Subdivision. Observing traffic regulations shall be a condition included in the contract between the Contractor and its subcontractors/suppliers.

### 4. Owner responsibility

All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, employees, builders, Contractors and subcontractors while on the premises of the Subdivision. The following practices are specifically prohibited:

- i. Allowing concrete suppliers, plasterers, painters, or subcontractors to clean their equipment anywhere but at the location designated, if any, for that purpose by the Architectural Control Committee or The Property Owners Association;
- ii. Carrying any type of firearms within the Subdivision by construction personnel;
- iii. Loud music from the construction site;
- iv. Open fires during burn bans;
- v. Alcohol or drugs on site;
- vi. Harassing or loud behavior;
- vii. Construction personnel traveling to the property unnecessarily; and
- viii. Use of amenities by construction personnel.

### 5. Deposit

Together with the submission of the plans, the owner will deposit \$1,000.00 with the Architectural Control Committee. The deposit will be used by the Committee to clean up debris and trash left by the Owner's builder and/or contractors, fix roads damaged by the Owner's builder and/or contractors and to take such other action as is necessary to clean the area, repair damage to the subdivision or cure restriction violations caused by the Owner's builder and/or contractors. Any amounts remaining after the above uses will be refunded to Owner.

Violations of the above may result in the contractor being denied access to the property.

## DESIGN

1. Square footage of house. Except as otherwise stated in the Declaration of Covenants, Conditions and Restrictions, all Lots shall have no more than one dwelling which must have at least one thousand four hundred (1,400) square feet of living area. All square footage calculations shall exclude porches and garages. One guest/servants house shall



be allowed provided said guest/servants house (i) contains no less than five hundred (500) square feet nor more than one-half of the square footage of the main dwelling, (ii) is built after or while the main dwelling is being built and (iii) has prior approval of the Architectural Control Committee.

2. Roofing Materials. Only the following roofing materials may be used for the main residence, guest quarters, storage buildings and garages: slate, stone, concrete tile, clay tile or other tile of ceramic nature, metal or composition shingles with a thirty (30) year or more warranty.
3. Fencing. Walls and fences, if any, may be constructed of wood and 2" or 4" cattle panel, pipe fencing with 2" or 4" cattle panel, wood posts with 2" or 4" cattle panel, three or four board vinyl fencing, masonry, masonry veneer, wrought iron or a combination thereof, unless otherwise approved by the Architectural Control Committee.
4. Colors. Allowed colors are all earth tones. No bright colors such as blue, pink, purple, red, black etc. shall be allowed. Other colors submitted but not described here may be considered by the committee and if approved added to the above allowed color list.

### SIGNAGE

This provision shall not be deemed to prohibit the posting of any signage by Declarant or required or recommended by the Texas Commission on Environment Quality. Nor shall this provision be deemed to prohibit the posting of any safety, advisory or warning signage or traffic control signage recommended by the Declarant or the Association.

No signs, advertising, billboards or advertising structure of any kind may be erected or maintained on any Tract without the consent in writing of the Architectural Control Committee, except one (1) professionally made sign not more than twenty-four inches (24") by thirty inches (30") advertising Owner's Dwelling for sale or rent, and one (1) professionally made sign, not more than twelve inches (12") by twenty-four inches (24") identifying the Tract owner's name or names. The term "professionally made sign" does not include store bought pre-made "for sale" or "for rent" signs. Builders, during the construction of a home, may place one sign not more than twenty-four inches (24") by thirty inches (30") in size on the Lot for purposes of identification of the builder. Builders of a model home may place a pre-approved sign on the tract that does not exceed four (4) feet by four (4) feet advertising the model home. No sign shall be nailed to a tree and all signs must be properly maintained. Declarant or any member of such Committee shall have the right to remove any such sign, advertisement or billboard or structure which is placed on any Tract in violation of these restrictions, and in doing so, shall not be liable, and are hereby expressly relieved from, any liability for trespass or other tort in connection therewith, or arising from such removal.

2. "For Sale Signs" on Lots Owned by Residents. No signs shall be allowed on unimproved Lots. "For Sale Signs" shall be limited to one (1) standard realtor sign per lot with a dwelling.

- a. A maximum of five lines of information may appear on a sign. No descriptions, such as size and number of bedrooms and baths shall be allowed. This information shall be limited to:  
FOR SALE  
The Real Estate Company Name  
Real Estate Agent Name  
One (1) Phone Number  
Lot # \_\_\_\_ Acreage \_\_\_\_
- b. The sign shall be mounted on a standard metal sign support and placed in the ground. It may not be attached to a tree or fence.
- c. The sign must be removed at the time the house is sold.

The guidelines set forth in this subsection shall not apply to entry, directional or other signs installed by the Declarant or its duly authorized agent as may be necessary or convenient for the marketing and development of the Property, including, without limitation, "for sale" signs.



## MISCELLANEOUS

### 1. Swimming Pools/Hot Tubs

All Plans for swimming pools must be submitted to the Architectural Control Committee for approval. Above ground swimming pools are prohibited. Bubble covers for below ground swimming pools are prohibited. Pools may not be installed on the front or side yard of any home without the prior approval of the Architectural Control Committee. Swimming pools which are installed in the rear yards of lots that are adjacent to other lots may be subject to additional screening requirements as imposed by the Architectural Control Committee.

### 2. Nuisance

No noxious or offensive activity shall be carried on within the Subdivision, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Subdivision. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Subdivision. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes or as approved by the Architectural Control Committee shall be located, installed or maintained upon the exterior of any structure on the Lot unless required by law. Any siren or device for security purposes shall contain a device or system which causes it to shut off automatically.

### 3. Enforcement Powers

Any structure or improvement that is placed on any home site without Architectural Control Committee approval is considered to be in violation of these guidelines and the Restrictions. The Architectural Control Committee has the power to request that the non-conforming structure be brought into compliance at the owner's expense. Should the owner fail to comply with the requests of the Architectural Control Committee, the Architectural Control Committee will act in accordance with Article V, Section 5.4(E) of the Restrictions to bring the non-conforming item into compliance or in any other manner allowed by law.

### 4. Amendment

This document may be amended by majority consent of the Architectural Control Committee.

### 5. Terms

Terms used herein have the same definitions as those defined in the Declaration of Covenants, Conditions and Restrictions, for LAKE RIDGE AT CANYON LAKE.

### 6. Security

Neither the Declarant nor The Lake Ridge at Canyon Lake Property Owners Association will be responsible for the security of job sites during construction. If theft or vandalism occurs, the Owner or builder should first contact the Comal County Sheriff's Department and then notify a representative of The Lake Ridge at Canyon Lake Property Owners Association.

### 7. Construction hours

Unless a written waiver is obtained from The Lake Ridge at Canyon Lake Property Owners Association, construction may take place only during the following hours: Monday through Friday from 7:00 a.m. until 7:00 p.m., and on Saturdays from 9:00 a.m. until 6:00 p.m. No construction work on Sunday is permitted unless approved in advance by The Lake Ridge at Canyon Lake Owners Association.

There shall be no construction on the following holidays: New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day, or Christmas Day.

When moving heavy equipment, precautions shall be taken to prevent damage to pavement, curbs, and vegetation. Any damage will be charged to the Owner. Crawler tractors are not to be operated on paved or concrete surfaces.