

# GRANDVIEW ESTATES PROPERTY OWNERS ASSOCIATION

## P.O.A. CONSTRUCTION STANDARDS, REGULATIONS, SPECIFICATIONS AND REQUIREMENTS

The following information is general information that all property owners must be aware of, comply with, and acknowledge when building a new home and/or making improvements to properties on which a house is already built in Grandview Estates. Please read all "Construction Standards, Regulations, Specifications, and Requirements" provided herein and keep this document for your future reference. All builders and property owners must sign a "Letter of Understanding" regarding this document as a condition for P.O.A. approval to build or make improvements to properties located herein.

Architectural Control Committee (ACC) approval is required for the construction of a new residence and/or improvement to any property located within Grandview Estates. Prior to submitting plans for any new construction or property improvement, we suggest you review this packet regarding "Construction Standards, Regulations, Specifications, and Requirements" and the P.O.A. Policy for said new residence and/or improvement if one has been written as well as the Declaration of Covenants, Conditions, and Restrictions of Grandview for the Grandview Section in which the property is located. The designer and all subcontractors should review this information.

### **CONSTRUCTION STANDARDS**

The Property Owners Association requires the Builder, and or Owner, to have a qualified inspector in the Builder's employment to perform inspections as outlined below. All inspectors must be International Code Certified (ICC) with a combination Residential Code Certification in building and licensed in the State of Texas. The owner and builder will employ this inspector to conduct the required inspections and submit a copy to the P.O.A. each time an inspection is completed. **The Builder, Owner, Inspector, and POA will agree to a plan whereby the results of each inspection is submitted at the time of inspection.**

#### **1. Designer Requirement**

- A. All slabs must be designed and inspected by a registered foundation engineer.
- B. All homes must be designed by a registered architect or by a member of the Texas or American Institute of Building Design.
- C. The appropriate **original** seal and **original** signature must appear on all drawings.

#### **2. Building Code**

- A. All homes must be designed to the most current edition of the **International Residential Code for One and Two Family Dwellings**.
- B. Before home closing, the certified code inspector must verify in writing that the structure meets the current **International Residential Code for One and Two Family Dwellings**.

### 3. Inspections

- A. A "Qualified Inspector," under the builder's/owner's employment, must inspect the construction of each residence.
- B. "Qualified Inspector" is a third-party licensed architect, registered structural engineer, and building inspector who is International Code Certified (**ICC**) with a combination residential code certification in building and licensed in the State of Texas.
- C. "Third Party" means a person other than the project owner, a person who performed all or a portion of the work, an owner, employee, officer, or director of any entity, which performed all, or a portion of the work, or a member of their immediate families.
- D. The Architectural Control Committee, as applicable, requires inspections of the property at the following times during construction:
  - I. Foundation Pre-Concrete Inspection
  - II. Frame Inspection
  - III. Mechanical Inspections
  - IV. Final Inspection
  - V. Final Aerobic System Inspection

### 4. Final Survey

- A. A final survey of the Lot that has the surveyor's **original seal and original signature**. The final survey must show the location of the residential structure and any other improvement that has been placed on the Lot during the ACC-approved construction.
- B. A final grade survey and inspection that details the drainage plan on a topographical drawing and shows all surface and subsurface drainage improvements, retaining walls, and gutters, if utilized.

## AEROBIC SYSTEM REGULATIONS AND REQUIREMENTS

1. No aerobic system shall be installed or modified on any lot until the complete construction plans, specifications, plot plan showing the location of the system, scale drawing and all structures served, all from the same registered Professional Engineer or Certified Sanitarian, together with a copy of the construction permit from SJRA and a copy of the Construction and Maintenance Contract from a Certified Installer and Certified Maintenance Company, have been submitted and approved in writing by the Architectural Control Committee.
2. All plans submitted to the Architectural Control Committee must include **San Jacinto River Authority approval of the Aerobic Septic System**.
3. The Architectural Control Committee and the San Jacinto River Authority **must** approve all modifications of **any** kind to the Aerobic Septic System. A Certified installer must perform all installations and modifications. Any information in item #1 above must be submitted and approved by the Architectural Control Committee.
4. All plans submitted to the Architectural Control Committee must have the Certified Sanitarian **original stamp seal and original signature of approval**.

5. All aerobic septic systems **must** be under a maintenance contract at all times with a Licensed Wastewater Operator, Certified Installer or Certified Maintenance Company. All maintenance must be performed by a Certified Maintenance Company approved by TCEQ or its authorized agent. Copies must be submitted to the Board or its assigned agent on an annual basis.
6. All installed Aerobic Septic Systems must have a **final inspection** by the San Jacinto River Authority verifying that the installation is complete and approved by a Certified Sanitarian in writing with an original stamp seal and original signature of approval.
7. All aerobic septic systems **must** comply with all State Laws and regulations governing the installation and maintenance of On-Site Sewage Facilities from Texas Commission of Environment Quality.
8. The Architectural Control Committee, SJRA, and TCEQ reserve all rights to enforce all regulations governing On-Site Sewage Facilities from Texas Commission of Environmental Quality.
9. Grandview P.O.A. requires a **final inspection** of the installed aerobic system. Deposits will **not** be refunded until an as-built or final inspection report from a **registered sanitarian** has been submitted to the P.O.A.
10. Owner agrees to pay all court fees, attorney fees, and all fees to bring the system into compliance should the owner fail to maintain a properly operating system pursuant to these and the SJRA rules in effect from time to time.

## **CONSTRUCTION REGULATIONS AND SPECIFICATIONS**

Architectural Committee approval is required for the construction of a new residence and/or improvements made to any property located in Grandview. Prior to submitting plans for any new construction or property improvements, you agree to review these "Construction Standards, Regulations, Specifications, and Requirements" and the Declaration of Covenants, Conditions, and Restrictions for the Section of Grandview in which your lot is located. This information should be reviewed by the designer, builder, and all subcontractors, as well as the owner.

The Architectural Control Committee and the Property Owners Association have no obligation and are not liable for approval of any improvement or modification to any improvement on a lot deemed approved for the improvement or modification of improvement from the standpoint of safety, whether structural or otherwise, or conformance of building codes or other governmental laws or regulations. All decisions of the Architectural Control Committee and the Property Owners Association are indisputably final.

1. The form survey, to be prepared by a surveyor registered in the State of Texas must be submitted to the P.O.A. for approval and must show the location of the forms on the lot **prior to pouring the foundation**. This survey shall show that the structure will not violate any lot lines, building set back lines or easements as described in the Deed Restrictions.

2. A temporary plastic construction fence must be installed along each side, front, and rear property lines before construction begins and will remain throughout the construction.
3. No owner or contractor may enter onto a lot adjacent to the building site for purposes of ingress and egress to his lot during or after construction unless the same owner also owns adjacent lot. All lots adjacent to the building site shall be kept free of any trees, underbrush, trash or other building materials during construction of the residence.
4. All tree stumps, trees, limbs, underbrush and any other debris, removed from the lot for construction of the residence, must be removed and hauled out of the subdivision prior to starting construction. **Burning is not allowed** in the subdivision, except by Grandview P.O.A.
5. No fill, including foundation fill, shall be placed or maintained on any lot nearer to the front, rear, side or street side lot building setback line as shown on the plat or nearer to the property line than the minimum building setback lines listed in the recorded Declaration of Covenants, Conditions, and Restrictions for each section unless a deviation is approved in writing by the Architectural Control Committee. A detailed **drainage plan** on a topographical drawing must reflect surface or subsurface drainage improvements, retaining walls, and gutters if utilized. This topographical drawing must be submitted with the application and another submitted at the time the residence is completed.
6. All concrete contractors shall wash their trucks out on the building site where the concrete is being poured and **not on adjacent lots or in the streets and ditches**.
7. All building sites shall be kept clean and materials stored in an orderly manner. An acceptable trash receptacle will be maintained for construction debris, paper, lunch wrappings, drink container, etc. which will be picked up on a daily basis, and the Builder will be responsible for assuring that it is so used and will see that the trash is properly disposed.
8. No trash, materials or excess dirt is allowed in the street or ditches. Any such trash, materials or excess dirt or fill inadvertently spilling or getting into the street or ditches shall be removed, without delay, on a daily basis.
9. All vehicles belonging to work crew will either be parked on the lot where the construction is occurring or on the same side of the street. No vehicle will block a driveway, view of oncoming traffic or be parked on a neighbor's driveway without obtaining permission of the property owner prior to construction.
10. A temporary electrical pole will be installed by the Builder prior to construction and maintained until the permanent connection to the house is made.
11. Port-a-can facilities must be provided at all job sites when site clearing starts and maintained in place until construction is completed. Port-a-can must be placed on the lot, not in the street or ditches.
12. No construction will begin before 7:00 a.m. or after 7:00 p.m. Special times may be approved for pouring slabs. P.O.A. reserves the right to change open hours for construction on job site.

13. All work performed must meet the requirements of the International Residential Code for One and Two Family Dwellings and the National Electrical Code. All concrete poured must contain at least 4 1/2 sacks of cement per cubic yard of concrete.
14. Building may **not** commence until the Architectural Control Committee approves all plans.
15. Driveway slopes cannot extend past the building line if extended to the asphalt.
16. No driveway concrete may encroach past the building line on any lot.
17. Culvert and slopes for driveway must be installed prior to construction. Safety Slopes are required. **Builder/Owner is responsible to maintain ditch flow.**

### ON-SITE CONSTRUCTION REGULATIONS AND SPECIFICATIONS

1. The Grandview P.O.A. regulates and monitors the following areas during construction on a daily basis. Fines levied to the builder, which result in out-of-budget expenses, becomes the motivation we find most likely to achieve compliance of regulations. Therefore, expect fines to increase to a level which will achieve optimum performance of the builder and contractor. When violations of the Contractor Requirements are observed by, the builder will be so notified and will have thirty-six (36) hours to perform the work or a fine will be issued to the builder equal to the cost of cleanup and repairs plus inspection and processing costs to the POA.
1. Lack of Port-a-Can facilities on job site.
  2. Lack of dumpsters or other authorized trash receptacles on job sites.
  3. Lack of construction fencing on job sites.
  4. Mud and dirt in street after completion of day's work.
  5. Nails in streets.
  6. Construction trash and debris – unkempt job sites.
  7. Construction trash left on vacant lots.
  8. Indiscriminate dumping of wash-out concrete in all areas.
  9. Lack of builder response to provide proper yard drainage.
  10. Improper maintenance of drainage ditch to maintain storm flow.
  11. Sub-contractors' food and drink containers should not litter our streets and right of ways.
  12. **Absolutely no** beer cans and bottles on or near your job sites.
  13. **Absolutely no** ingress and egressing adjacent properties are allowed without written approval from the adjacent property owner. Written approval must be submitted to the P.O.A. office.
  14. **Absolutely no** ingress or egress is allowed across ditches unless specific written approval has been granted by the P.O.A.
  15. **Absolutely no** ingress or egress is allowed **through** the back gate or **around** the back gate. Any damage to Grandview Estates P.O.A. common areas, including ditches, gates, and streets will be repaired at the expense of the Builder.

In addition to the items above, homeowners in the area with ongoing construction should not be blocked by construction traffic to their own home or street. Normal daily traffic and emergency services

should not be blocked. With this in mind please review the following list of P.O.A. expectations of builders.

1. Builders will keep all streets open to traffic.
2. Supervise all concrete placement and clean-up activity.
3. Post and maintain street address signs.
4. Keep silt and dirt out of streets and storm water system.
5. Remove all blowing trash daily.
6. Maintain all construction fencing during construction.
7. Clean up all neighborhood trash and remove street dirt and silt prior to each move-in or home completion.

## **CONTRACTOR REQUIREMENTS**

2. All site-clearing contractors must remove all debris and **broom clean** the street immediately after clearing. The site-clearing contractor will immediately reinstall all silt fencing property. The clearing contractor shall also repair and replace vegetation fencing except for the driveway area. If the clearing contractor fails to perform the work described, the builder will be so notified and will have thirty-six (36) hours to perform the work or a fine will be issued to the builder equal to the cost of cleanup and repairs plus inspection and processing costs to the POA.
3. Trucking companies hauling form fill will remove all dirt in the street upon completion. Hauler will also **broom clean** the street, retrench for silt fence and properly reinstall silt and vegetation fencing. If the hauling contractor fails to perform the work described, the builder will be so notified and will have thirty-six (36) hours to perform the work or a fine will be issued to the builder equal to the cost of cleanup and repairs plus inspection and processing costs to the POA.
4. Concrete contractors/finishers will remove all dirt and concrete from the street and **broom clean** the street immediately after concrete placement. The concrete contractor/finisher will immediately retrench and properly install all damaged silt and vegetation fencing. If the concrete contractor/finisher fails to perform the work described, the builder will be so notified and will have thirty-six (36) hours to perform the work or a fine will be issued to the builder equal to the cost of cleanup and repairs plus inspection and processing costs to the POA.
5. Concrete contractors/finishers and concrete suppliers will be responsible for washing equipment and discharging waste concrete at a site designated by the builder for whom they are employed. The discharge site must be on the construction site property or property owned by builder. Any and all violations for washing equipment and discharging waste concrete will result in a fine to the builder in the amount of \$1,000.00 per incident plus inspection and processing costs to the POA.
6. Grading contractors will remove all dirt and debris in the street immediately upon completion. The grading contractor must **broom clean** the street after rough and final grade. The grading contractor will also immediately and properly reinstall all silt and vegetation fencing after rough grade. If the grading contractors fail to perform the work described, the builder will be so notified and will have thirty-six (36) hours to perform the work or a fine will be issued to the builder equal to the cost of cleanup and repairs plus inspection and processing costs to the POA.

7. All landscapers will remove all containers, gravel, mulch, etc. Landscapers will remove all dirt and **broom clean** the street. Landscapers shall not place vegetation, sod scraps, or containers on adjoining vacant or occupied lots. If the landscaping contractors fail to perform the work described, the builder will be so notified and will have thirty-six (36) hours to perform the work or a fine will be issued to the builder equal to the cost of cleanup and repairs plus inspection and processing costs to the POA.

## **EROSION CONTROL REQUIREMENTS**

All property owners will be responsible to maintain and control all erosion caused by residential construction. All contractors must remove or level all excess dirt left on the property after construction is completed to ensure the property maintains the established and approved drainage plan. Contractors must remove all debris and **broom clean** the street immediately after construction. The contractor shall also repair any damage to asphalt and ditch crossing used to access property. Property owners will be required to maintain proper Erosion Control Management during and after construction. This includes the proper installation of St. Augustine sod or properly installed erosion control blankets with silt fencing and grass seed during construction and the proper installation of St. Augustine sod at the completion of the construction of the residential structure. Failure by the property owner or the contractor to perform the work described above will result in loss of deposit, the cost to correct any drainage and/or erosion caused by residential construction, the costs to repair the streets plus inspection and processing costs to the POA. Grandview Estates P.O.A. will not be held liable for any damages caused by the construction activity.

## **INTERNATIONAL CODE CERTIFIED INSPECTORS**

The owner and builder will employ an International Code Certified and State of Texas Licensed Inspector to conduct the required inspections and submit a copy to the P.O.A. each time an inspection is completed. Inspectors must be selected from the following list. A signed letter of agreement between the owner/builder and inspector to do the inspections of the proposed construction and submit a report of each inspection to the P.O.A. must be submitted at the time of application.

### **Code Certified and State of Texas Licensed Inspectors**

#### **Paul W. Roebuck, CPI, ACI, MTI**

TexasSpec Inspections

IRC Combination Code Certified Inspector

State of Texas Licensed TREC Professional Inspector

Post Tension Institute Certified Inspector

TPREIA Master Inspector

ASHI Certified Inspector

FEMA Certified Inspector

HUD Certified Inspector

281-370-6803 Office

281-802-3371 Mobile

**Michael Cothran**

IRC Combination Code Certified Inspector  
State of Texas Licensed TREC Professional Inspector  
TPREIA Master Inspector  
ASHI Certified Inspector  
MLC Real Estate Inspections  
281-446-4381

**Clay Collins**

IRC Combination Code Certified Inspector  
State of Texas Licensed TREC Professional Inspector  
Post Tension Institute Certified Inspector  
TPREIA Master Inspector  
ASHI Certified Inspector  
Grace Home Inspections, LLC.  
281-489-9040

**Greg Genser**

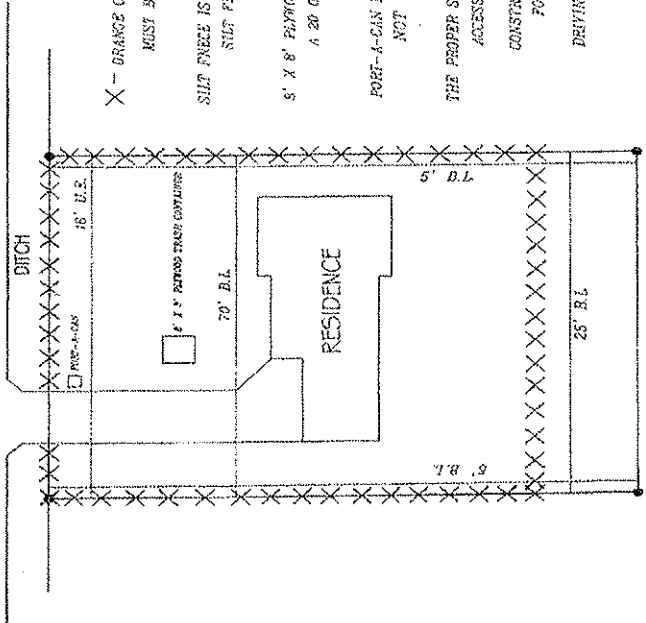
IRC Combination Code Certified Inspector  
State of Texas Licensed TREC Professional Inspector  
TPREIA Master Inspector  
Cypress Inspections  
281-373-1018

**Sandy Baker**

Baker Real Estate Inspections  
IRC Combination Code Certified Inspector  
State of Texas Licensed TREC Professional Inspector  
Post Tension Institute Certified Inspector  
TPREIA Master Inspector  
281-352-9252



GRANDVIEW BOULEVARD



- X - DRAINAGE OR GREEN CONSTRUCTION FENCE MUST BE INSTALLED TO CONTAIN ENTIRE JOB SITE
- SILT FENCE IS REQUIRED ANYWHERE WATER BEGINS OFF THE LOT  
SILT FENCE MUST BE INSTALLED INSIDE THE CONSTRUCTION FENCE
- 5' X 8' PORTABLE TRASH CONTAINER IS THE MINIMUM STANDARD  
A 20 OR 40 YARD DEMURSTER IS ALSO ACCEPTABLE
- PORT-A-TOILET FACILITIES MUST BE LOCATED ON THE LOT  
NOT IN THE DITCH
- THE PROPER SIZE DRAINAGE CULVERT MUST BE INSTALLED PRIOR TO ACCESSING THE PROPERTY.  
CONSTRUCTION TRAFFIC MUST USE CULVERT CROSSING FOR ALL ACCESS.
- DRIVING THROUGH THE DITCH IS NOT ALLOWED

TYPICAL JOB SITE  
MINIMUM REQUIREMENTS

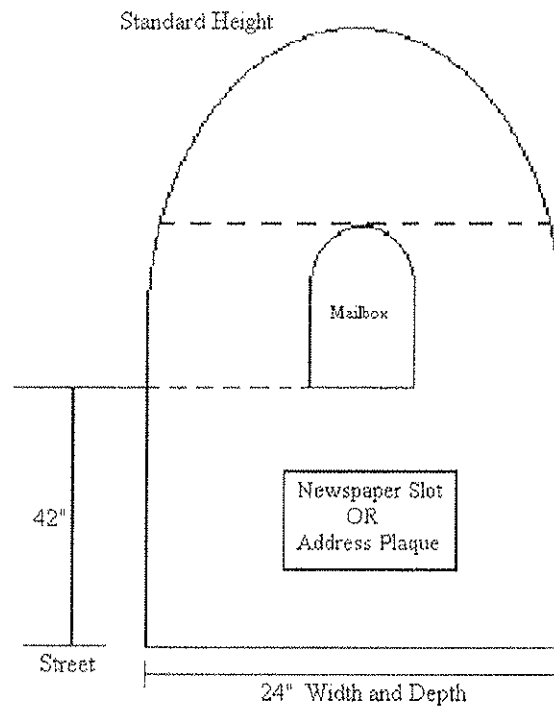
FOR COMPLETE REGULATIONS AND SPECIFICATIONS, PLEASE REFER TO THE BUILDING APPLICATION

## Signage

1. These policies apply to all of Grandview.
2. One Contractor sign is allowed at a construction site.
3. At such time that the home is offered or listed by a real estate company, the real estate sign must be placed in the window of the home.
4. When the home is sold or occupied the Contractor's sign and/or Realtor's sign must be removed.
5. No sub-contractor's signs are allowed advertising work done at a location, such as lawn service, pool service, roofer, etc.
6. Open House signs are allowed on weekends. Also, during the week when there is an agent or sales representative on site.

## Standard Mailbox

This drawing is the approved standard mailbox design to be used for homes located in Grandview. Minor modifications may be acceptable but must be approved by the ACC.



Trash Receptacle  
Minimum Standard

Please note: 40 and 20 yard dumpsters are also acceptable

