

TEXANA PLANTATION H.O.A.
Bob Eaton, Planned Community Mgmt, Inc.
PHONE NO. 281.504-1340

Revised 10/01/02

BUILDER/OWNER GUIDELINES

A GENERAL LIABILITY POLICY NAMING TEXANA PLANTATION HOA AS ADDITIONAL INSURED FOR NOT LESS THAN 1 MILLION DOLLARS MUST BE SUBMITTED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY ON ANY LOT IN TEXANA PLANTATION

I. Plan Submittals-A preliminary elevation should be submitted prior to proceeding with a full set of construction plans if there is any doubt the elevation may not be approved in TEXANA. There will be **NO** two identical elevations in Texana so make revisions prior to submittal. 2 sets of construction drawings with front, rear, and side elevations shown should be submitted. shingle and brick/masonry colors should be identified. A site plan showing the location of the house on the lot and conforming to the **50 ft.** front setback, **20 ft** side setbacks and **30 ft** rear building line should also accompany the plans when submitted. Remember that wherever possible the sanitary treatment systems should be alongside the house and accessible for inspections from the front (see III below). Brick and shingle styles and colors should be shown. A check for **\$150** made payable to the TEXANA Plantation Homeowners Association should accompany the submittal of drawings for final approval before construction starts. Submittals should be on Wednesdays and comments/approvals will be returned to the TEXANA office no later than 10 working days after submittal, one set will be held by TEXANA for review. Again, it is encouraged to have a preliminary elevation sketch submitted prior to proceeding with full working drawings.

II. Culverts-Minimum 20 foot wide, black corrugated PVC with approved end caps, reinforced with cement stabilized sand above the pipe. either a 24", 2-18", or 1-18" culvert will be required depending on the depth of the ditch and the lot elevation. There should be minimum of 6" of **3 sack** cement stabilized sand bedding under the pipe and the flowline of the pipe should be 3" below the flowline of the ditch. There should be a minimum of 6" of **3 sack** cement stabilized sand or concrete wash-out material around and on top

WOM
PIPE 700
CCT 350
SAND 250
175/225
ORANGE

\$ 1,585.00

Rough Grade
200,000

Final Grade
500 = 1,000

of the pipe, it is the builders responsibility to make the final determination as to the correct quantity of material in excess of the minimum amounts based on anticipated loads. The drive over the pipe should be smooth transition between the road and the lot and the tie-in at the street should be a smooth transition with no "bird baths", make sure the area between the end of the drive and the street drains well and does NOT hold water. The sides of the culverts and all disturbed ditch areas should be turfed immediately after installation to prevent erosion.

An approved installer should do this job, Tom Mayo, Mayo Tractor Service 281.342.9448. It is the builders and owners responsibility to make sure that drainage is not impeded after installation of the culverts, during construction or after construction is completed. **THIS SHOULD BE DONE BEFORE ANY CONSTRUCTION BEGINS!**

III. On-site sanitary treatment systems-An approved extended aeration system with a chlorination treatment and an approved irrigation field. These should be located ALONGSIDE the house whenever possible for access and not in backyards. Make sure the architect accommodates for this in the sewer layout within the house and the stub out is in an appropriate location. When submitting for plan review be sure and include an extra site plan locating the house on the lot. Please note that **ALL** installations in TEXANA are done by ECO Resources and you should allow **8** weeks to complete installation after returning the required paperwork! There are forms to be filled out and notarized when ordering, these can be picked up at the sales office. The HOA has contracted with ECO Resources for the installation, inspection and maintainence of all the required aerobic systems within TEXANA. Ms. Kelley King at ECO Resources 281.340.1621 should be notified for installation/inspection of these units.

IV. Water taps should be coordinated through EcoResources -- Agnes Wise @ 281-275-1760 or Dee Williams at 281-275-1772. The homes in TEXANA will require a minimum of a 1" tap, please accommodate for this in your plans. Whenever possible it is recommended that the tap be located near one of the side lot lines, not in the middle of the lot. The plumbing requirements are as specified on the enclosed forms. Inspections will be conducted to ensure compliance.

V. Prior to commencing construction an address sign not less than 2 ft high and 4 ft wide with the proper address should be placed at the front of the lot clearly visible for suppliers and subcontractors. No subcontractor signs are allowed. One Builder sign with the name of the Builder and his phone number should be erected on a lot during construction but NOT until ALL Builder Guidelines have been met. The Builder sign must be removed upon occupancy of the home.

VI. Prior to commencing construction each of the suppliers and subcontractors should be sent a map with directions. An address plat is provided to you for your convenience.

VII. Mailbox locations and design have been designated for each homesite in TEXANA. The HOMEOWNER is responsible for paying for the cost of the mailbox. Each mailbox must be ordered through our office, allow at least 3 weeks for installation, the mailbox will not be ordered until requested to do so. The approximate cost of each mailbox is \$190, make sure the homeowner is aware of this.

VIII. Chimneys should be brick, stone, or masonry. **NO SIDING OR STUCCO BOARD** on chimneys! All plumbing pipes, etc extending above the roof line should be painted to match the shingle color.

IX. Materials should be off-loaded **ON** the lot or driveway and not in the street, this includes concrete trucks. Wash out of concrete trucks should be done on the lot, **NOT** in roadside ditches, and hauled off during construction.

X. A dumpster for trash should be maintained on site at all times for materials such as paper, garbage, and materials that can blow and should be serviced regularly as needed. JCA Services and Sentinel Resources are two services available for dumpster service. Other construction materials should be hauled off as needed and the lot should be kept neat. It is the Builders responsibility to make sure **NO** trash blows off the lot.

XI. All employees of the contractor and subcontractors should remain on the site at all times during work hours and not in common areas or on other lots.

XII. Construction hours are 7 am to 6 pm Monday thru Saturday. No deliveries of supplies will be allowed except during these times. Please advise your suppliers of these hours. Ongoing construction activity should cease and subcontractors should leave at 6 pm. It is the Builders responsibility to ensure these hours are adhered to. **NO** construction activity is allowed on Sundays.

XIII. A temporary electric pole for use during construction can be ordered from HL&P through Richard Wagner at 281.341.4930.

XIV. **Landscape Guidelines** must be followed in order to comply with completion of a home and are available in the TEXANA office. A Landscaping Plan must be **submitted** and **approved** prior to occupancy of the home or any irrigation or landscape work begins. Evidence that landscaping is allocated for within a construction budget administered by a lending institution may be required, otherwise a landscape deposit may be required. All landscaping must be completed **within 60 days** after occupancy. Homes built for sale should also submit a landscape plan and have it approved prior to completing the home. The areas of disturbed soils without turf in the front and side yards of the homes should be fully sodded adjacent to the home and within 10 feet of the home. The ditch areas should be sodded on the sides in accordance with the Landscape Guidelines. The disturbed soils not adjacent to the home can be either hydromulched or sodded. Sod should be placed over and around the culverts to prevent erosion and all disturbed soil in and around ditches should be sodded with the exception of a one foot strip along the flowline of the front drainage ditch. It is the owners responsibility to regrade the front and side drainage ditches to establish the existing approved grades prior to installing sod and landscaping, no irrigation is allowed in the drainage ditch areas, **NO Pine trees or ASH trees, don't even ask!**

Fencing should be completed in accordance with the Landscape Guidelines and wood fencing **MUST** be **SEALED** immediately upon completion with a clear or natural tone sealer such as Thompson's Water Seal, Behr Natural Tone, Cuprinol at Sherwin Williams or equivalent. **NO** fencing closer to the side setback line is allowed on corner lots, see the Landscape Guidelines.

XV. Lot lines adjacent to another lot or common areas should be identified with construction stakes to prevent ANY vehicles accessing these areas during construction. After installation of the culvert(s) this should be the

ONLY point of accessing the lot during construction. DO NOT ALLOW subcontractors or suppliers to access the lot anywhere else except the culverts. Trespassing across common areas or other lots without prior written permission from the HOA will require that the lot lines adjacent to common areas or other lots be outlined with orange construction net fencing before construction can proceed. **DO NOT INTRUDE** on adjacent properties!

XVI. All common areas are owned by the HOA and no construction personnel should enter onto a common area for any reason!

XVII. All streets are privately owned by the Texana Plantation HOA, the speed limit is 20 MPH and shall not be exceeded. Damage to streets by vehicles attending construction sites is the responsibility of the Builder. Should trash, debris, concrete, dirt, mud, or other substances from construction sites be deposited on Texana streets or right-of-ways as a result of Builder's operations, the Builder shall immediately remove same and restore the street or right-of-way to predamage condition. Should it become necessary for the HOA to contract for removal of same after notifying the Builder, the Builder will be billed cost plus 100%. Driveways should be tied into the streets in accordance with Fort Bend County Specifications.

XVIII. Each Builder is responsible for providing a Porta Can, for their employees and subcontractors.

XIX. A Builder and Owner will be notified either by FAX, phone, voice mail message, or in person upon violation of any of these Builder Guidelines. Funds may be held out of the deposit to cure or repair any damages.

XX. A deposit of \$2500 is required and is held in order to secure compliance with these Guidelines. The cost of any work required by the HOA to maintain compliance of these Guidelines during construction will be deducted from this deposit. An inspection by a representative of the HOA will be done after completion of construction and a determination of any outstanding issues will be made. The Builder and Owner will be notified and given 7 days to address these issues and schedule a reinspection. The cost of any work required will be deducted from this deposit. Upon satisfactory completion of all issues \$2450 less the cost of required work and assessed fines will be refunded. This deposit MAY be lower for builders in good standing during prior home construction.

XXI. A construction fee of \$300 and payable to Texana Plantation HOA, Inc. is due prior to start of construction. This helps pay for incidental damages to streets and common areas during construction.

XXII. ALL covenants and guidelines as stipulated in the recorded Deed Restrictions must be adhered to.

XXIII. Evidence of a General Liability Insurance Policy not less than 1 million dollars, naming Texana Plantation HOA, Inc., as additional insured is attached.

Texana Plantation

A 454 Acre Project in Fort Bend County
Marcava Corporation ~ Peyton Martin Developer

TRACT SIZE

.75 to 2.2 ACRES

RESTRICTION SUMMARY

Single Family Residence

- 1 Story 2800 Sq. Ft.
- 2 Story 3500 Sq. Ft. with no less than 2200 on the first floor
- 75% Masonry Exterior
- Must start construction 3 years from date of closing
- ARC Committee

AMENITIES

- | | |
|-----------------------|-------------------------|
| - Gated Community | - Parks |
| - Private Streets | - Underground Utilities |
| - 6 Stocked Lakes | - Entex |
| - Miles of Trails | - HL&P |
| - Equestrian Center | - Cable TV |
| - Public Water Supply | - Convenient Shopping |
| - High Speed Internet | |

SCHOOLS

Lamar Consolidated Independent School District ~ LCISD
Texana attends Lamar's newest schools!
Frost Elementary School K-5th grade within walking distance
Briscoe Junior High within 3.5 miles
Foster Senior High School within 3.5 miles

TAXES

2.75 per 100

1000'

50

SKINNER LN.

TEXANA PLANTATION

LCISD
FROST ELEMENTARY

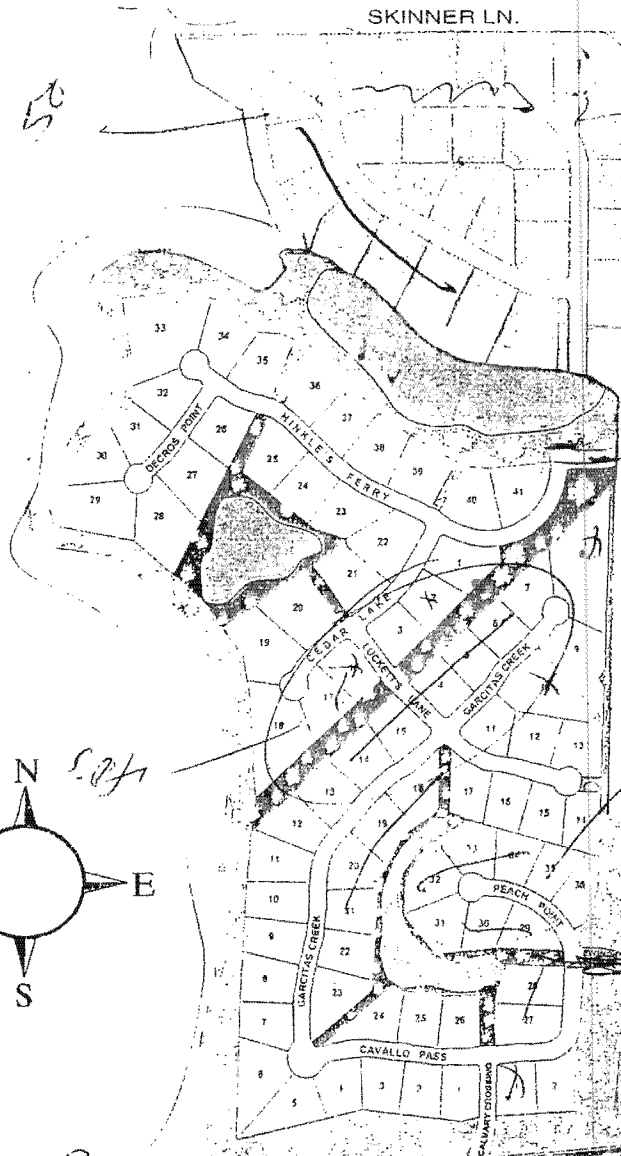
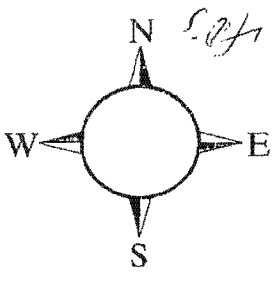
MASON RD.

FARMER RD.

BELIN PARK

SKINNER LN.

50-79
45.10
95.00
PAPER & AREA
\$46



Developer

5.78

F.M. 359

To 90 1-3

TEXANA PLANTATION PARTNERS, LTD.

**TEXANA
PLANTATION**

Featured Builders as of March 2003

Mr. Greg Willis Custom Living	713.875.2875
Mr. Lee Patton Sagewood Homes	281.782.0615
Mr. Ken Heidtmann Metropolitan Builders	281.493.0093
Mr. Shawn Regan Pinnacle Residential	281.240.7358



OTHER BUILDERS HAVE PREVIOUSLY BUILT HOMES IN TEXANA PLANTATION. ALL CUSTOM HOME BUILDERS APPROVED BY THE DEVELOPER ARE WELCOME. PLEASE DO NOT ASSUME ALL BUILDERS ARE APPROVED. BUILDERS MAY BE ADDED OR DELETED FROM THIS LIST, VERIFY A CURRENT LIST WHEN YOU BEGIN WORKING ON PLANS.

*****Other custom homebuilders may be approved, please inquire at sales office prior to engaging a custom homebuilder.**