


From: Christopher, Malley Malley.Christopher@chartertitle.com 
Subject: RE: Question on Lke Olympia Lot
Date: February 27, 2025 at 2:29 PM
To: Moeckel, Rosemary rosemary.moeckel@chartertitle.com, Glen Gill glen@glengill.com

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Good afternoon Glen!
Below is the approved list of builders.
If the buyer wants to build with one NOT on the list the builder company will need to complete the application packet.
I was told if the builder has a lot of builds in fort bend over the past 3 years the board will absolutely approve them.
Let me know if you need anything else

Lake Olympia contact:
Adriana M
[281-835-5992](tel:281-835-5992)
adrianam@crest-management.com

The list of previously approved builders for Lake Olympia is as follows:

LAKE OLYMPIA	APPROVED BUILDERS	CONTACT
SUPERTECH	Ana Zuniga	(281) 235-4870
PARTNERS IN BUILDING	William Tucker	(713) 937-1121
MARBELLA HOMES	Nidal Abuata	Marbella Homes <nidal@marbellahomes.us

As previously mentioned, any reputable builder with a minimum of three completed projects per year over the past three years is eligible to apply for consideration to be included on the list above. I have attached the application for New Builders to this email. It includes a detailed checklist on page 29 to ensure that all requirements are met prior to meeting with the board:

LAKE OLYMPIA CIVIC ASSOCIATION
NEW BUILD CHECKLIST
April 2024

 New Build Application
 \$7500* Compliance Fee (*\$5000 subject to be refunded if all provisions of the deed restrictions and builder guidelines have been complied with. \$2500 will be kept by the association.)

*All Drawings are to be dimensioned in a PDF format, product data links provided for exterior material selections, application and submitted in a Drop Box link or Zip File. Multiple emails or miscellaneous attachments will not be accepted. Two complete 1/2 size sets of construction drawings and actual samples of exterior material selections or color board are to be provided to the LOCA offices with the application and applicable fees. Incomplete applications will be returned. Note, applicant is responsible for additional review fees for incomplete or inaccurate applications not in compliance with the restrictions and guidelines. Only a complete set of construction drawings and selections will be reviewed.

Applications must contain the following construction drawing and material selection information. Check each for compliance:

- ___ Tree Plot for Tree Preservation Plan
- ___ Footprint overlay of trees that will be removed + trees that will remain
- ___ Diameter of all trees
- ___ Circumference of all trees
- ___ Plat with home footprint, build lines, setbacks, easements, property corners + fence clearly marked. Drainage plan with flow lines to be included on site plan.
- ___ Engineered drawings- structural, foundation and detail sheet- signed and sealed by P.E.
- ___ Electrical plans and A/C ground mounted units located on site plan
- ___ Plumbing plans
- ___ Architectural Elevations-front, rear, sides. Include plate and ridge heights
- ___ Fence height + material + the front and side lot lines for fencing as described in Section 6.2 of the Restrictions.
- ___ Landscape plan including material, sizes, quantities
- ___ Color rendering of front elevation of home
- ___ Paint colors selections (manufacturer name and number or color name)
- ___ Stucco color selections
- ___ Stone selection
- ___ Window style example
- ___ Roof material + color
- ___ Front door example
- ___ Exterior lighting fixture example
- ___ Garage sample
- ___ Driveway enhancements (pavers, etc.)
- ___ Dock requirements (if any) met.

PLEASE NOTE: THE HOME SHALL NOT BE OCCUPIED UNTIL THE ACC DOES A FINAL WALK-THROUGH AND CHECKS FOR FULL COMPLIANCE. (ANY ISSUES MUST BE REMEDIATED BY BUILDER PRIOR TO MOVE-IN AND REFUND OF DEPOSIT.)

Clearing of lot or construction may NOT begin until full approval is granted from the ACC, all fees paid, and a project contract signed.

Ms. Malley Christopher
Escrow Assistant
TDI 1992288-805293
Charter Title
13310 University Blvd. Ste. 110
Sugar Land, Texas 77479
Direct Line: 281.274.1922
Main Line: 281.2421700
Malley.christopher@chartertitle.com

Charter Title offices will be closed April 18th for the Easter Holiday.

Team email: Success@CharterTitle.com (goes to both Rosemary and Malley)

From: Moeckel, Rosemary <rosemary.moeckel@chartertitle.com>
Sent: Thursday, February 27, 2025 12:26 PM
To: Glen Gill <glen@glengill.com>; Christopher, Malley <Malley.Christopher@chartertitle.com>
Subject: Re: Questyion on Lke Olympia Lot

I'm out of the office today. I will see if Malley can pull restrictions for Lake Olympia.

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From: Glen Gill <HAR@mlsmatrix.com>
Sent: Thursday, February 27, 2025 11:11:03 AM
To: Moeckel, Rosemary <rosemary.moeckel@chartertitle.com>
Subject: Questyion on Lke Olympia Lot

I have an agent asking if "any" builder can build on this lot.

I think the answer is YES. Not just pre-approved builders.
But I want to be sure.

However, you may know this answer.

Can I get the deed restrictions for this lot, please? And any local information that you already know.

Thank you !!

Please click the following link to view the Listing:

<https://matrix.harmls.com/DE.asp?ID=DE-214736065546&L=1&eml=cm9zZW1hcnkubW9lY2tlbEBjaGFydGVydGI0bGUuY29t>

Glen Gill
Broker/Owner
Landmark Properties
(281) 265-5000 voice and text
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April 2024.pdf**
1.9 MB

