

**THE WATERS @ RIVER CROSSING
PROPERTY OWNERS ASSOCIATION, INC.
1600 N.E. Loop 410, Suite 202
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CONSTRUCTION RULES & REGULATIONS

Approved by The Waters @ River Crossing POA Board of Directors
February 20, 2006

1. NO CONSTRUCTION CAN TAKE PLACE ON A PROPERTY UNTIL WRITTEN APPROVAL HAS BEEN ISSUED BY THE WATERS @ RIVER CROSSING ARCHITECTURAL CONTROL COMMITTEE (ACC).
2. Construction is defined per the Covenants as Single Family Residence, Driveways and Garages, Swimming Pools, Out door kitchens, Sports Courts, Storage/Work Sheds, Greenhouses, Fences, Patios, Alterations to the Exterior Appearance, Drainage Culverts, Temporary Structures, Areas for Animal Containment and Antennas/Satellite Dishes, Landscaping or other Construction Improvements to the Property as set out in the Definition section of the Covenants.
3. Three (3) sets of plans and specifications of Architectural quality including a plot plan to scale are to be submitted. Builder should also submit the name, address and telephone number of at least one (1) credit reference and at least two (2) former clients. Builder should allow three (3) weeks for the review of plans and references.
4. "After the fact" variances for obvious violations of deed restrictions will likely not be favorably considered.
5. The Architectural Control Committee (ACC) shall have sole authority for approval of all Plans for construction.
6. Each construction of a Single Family Residence will require a **\$1,000** deposit to be paid by the builder or owner when their Plans for the Construction are submitted thru Association Management Services to the Architectural Control Committee (ACC). Plans for all other construction as defined in paragraph two above should be submitted to the Architectural Control Committee (ACC) with a **\$500** deposit.
7. At the completion of the construction, the builder/home owner is to contact the ACC. A final inspection will be made at the building site by the ACC/POA. Provided all of the rules have been adhered to, all trash has been removed and there is no damage to the roadway, the deposit will be refunded by the ACC/POA within 30 days from notification of construction completion.
8. Construction of any Single Family Residence approved by the ACC shall commence within two (2) months of such approval; the exterior including sidewalks and driveways must be completed within six (6) months of the start of construction and the completion of all construction must be accomplished within twelve (12) months of the commencement of such construction. All other construction as defined in paragraph 2 above must be accomplished within six (6) months of commencement. Exceptions are to be submitted and approved by the ACC.
9. Unless special provisions are made with the ACC, hours of construction will be as follows:

Monday - Friday
Saturday - Sunday

6:00 a.m. - 6:00 p.m.
6:00 a.m. - 6:00 p.m.

(For concrete pours earlier than 6:00 a.m., contact your homeowner for early access)

10. Builder must provide workmen with a port-o-potty for each work site.
11. A commercial dumpster must be in place for each work site when construction begins. Dumpster must be used for all construction debris and any trash generated by contractors. Do not allow the dumpster to overflow and insure loose trash does not blow around the area. **DURING CONSTRUCTION BUILDERS MUST MAINTAIN A CLEAN JOB SITE AND ARE ALSO RESPONSIBLE FOR THE CLEAN UP OF ANY TRASH THAT HAS BLOWN ONTO ADJACENT LOTS.**
12. At completion, the dumpster must be removed and the Builder is responsible for property clean up of any remaining debris, dirt/stone piles, pallets, blowing trash, etc. An exception to this rule is materials to be used for landscaping.
13. No topsoil, rocks, gravel, pallets, cement or any other building material is to be carried onto or dumped on streets or adjacent lots. The responsible party shall be notified by the ACC/POA that they must perform the clean up. If they fail to do so, the ACC/POA shall have the clean up done and bill the homeowner (or builder) for the costs incurred.
14. Construction materials must be kept off surrounding properties. Driving across or parking on any surrounding property without **written** approval from the property owner and notification in writing to the ACC is prohibited. Should problems arise regarding encroachment on adjoining property, Builder may be required to set up a flag line along property lines on each side of the building. These flags will remain until construction is complete.
15. Builders may place a single, pre-approved sign that does not exceed four (4) feet by four (4) feet advertising a new or model home on the tract. The sign shall be free standing and shall be subject to the approval of the ACC. **NO SUBCONTRACTOR SIGNS ARE PERMITTED ON ANY LOT.**
16. During the period of construction, builder is required to maintain appropriate insurance coverage to include Builders Risk, Workman's Compensation and General Liability.
17. ACC/POA representatives will occasionally observe Job sites; it is expected that Builders/Owners will be cooperative and responsive in correcting any violations of these rules.
18. Speed limit in the subdivision is 30 mph.
19. Comal County has a dog leash law. Worker's pets will not be allowed to run loose.
20. **CONTRACTORS/BUILDERS ARE RESPONSIBLE FOR THEIR SUBCONTRACTORS' COMPLIANCE WITH THE ABOVE RULES.**
21. **Failure to comply with these Construction Rules can result in the cession of construction, loss of deposit and/or invoicing of the builder/property owner for costs incurred to remedy the violation. The ACC/POA stands ready to take any action necessary to insure compliance with these rules.**

Builder Certification/Acknowledgment

I/we the undersigned from _____ (insert Builder Name) do hereby acknowledge that I/we have read and will comply with all building requirements and restrictions as set forth above during construction of a residence at _____ (insert construction address).

Builder Signature

Builder Printed Name

Cell Phone

Office Phone

ACC Representative

Date of Acknowledgement and Deposit

Construction Inspection Completed by:

Date

Approved

Disapproved

Date Deposit Returned to Builder

Issued by: