

Cumberland Ridge Homeowners Association - Architectural Control Committee

Form C New or Replacement Construction/Large Project/Outbuilding Request

This form must be submitted when exterior changes, covered by the CRHA ACC Building Guidelines, are made to your lot or the outside of your home. (see ACC Building Guidelines) Use this form for New or Replacement home construction and/or projects requiring a slab or other permanent concrete work/footing. (see Project Types below)

Please complete all items and provide all supporting data as requested. {Incomplete forms will require resubmission of your application and may result in delay for approval). The ACC has up to (15) fifteen days to respond with a decision following receipt of a complete request. Residents shall not proceed with improvements prior to receiving written ACC approval. Fines of up to \$100/day, restoration to pre-construction state, and attorney's fees to enforce compliance may be levied under full force of CRHA governing documents.

Owner: _____ Property Address _____
E-Mail _____ Telephone _____

Builder: _____ Address _____
E-Mail _____ Telephone _____

Project Type New/Whole House Replacement Construction Partial Replacement Construction
 Outbuilding/Storage Shed/Greenhouse Room Addition Garage/Shop
 Driveway/Sidewalk/Patio Retaining Wall Swimming Pool w/Security Fence
 Other _____

Fees/Deposits: Payable to Cumberland Ridge and to be submitted with application

- New Home Construction: \$6,000.00
- For full/partial demolition of existing home prior to construction, submit Form B, deposit & fee w/this application
- Construction of Partial/Full Replacement home (fee determined by ACC after receiving this form \$500 - \$6,000.00
- Pouring of a slab or other foundational materials (living space, shed, driveway, patio, pool, etc.) \$1.00/Sq. Ft.
- Room Additions to existing home structure \$250.00
- New/Full Replacement Construction/Builder/ Project with Concrete Truck Deposit \$3,000.00

New Home/Full-Partial Replacement/Add-on Specifications

No building shall be erected on any lot in any unit in Cumberland Ridge other than single family dwellings having a living area (enclosed for heating and/or air conditioning) of not less than 2,000 square feet. Garages, covered on non-covered porches and patios, and other structures shall not be considered a part of the living area.

Dimensions of Structure: Sq. Ft. (heated/cooled) _____

Total Sq. Ft. _____

Dimensions of Partial Replacement Construction Space: Sq. Ft. _____

Exterior Materials/Roof to be used:

Dimensions of Structure: {other than new/replacement construction)

L _____ W _____ Ht. _____ Sq. Ft. _____

Driveway/ Sidewalk/ Patio/ Retaining Wall

Dimensions: L _____ W _____ Ht _____ Sq. Ft. _____

Materials to be used:

Swimming Pool: Dimensions of Structure L _____ W _____ : Sq. Ft. _____

Estimated Start Date _____ Estimated Time to complete _____ New/Replacement Construction. must begin no later than 3 months from approval/demolition date. All other projects on this form must begin within 1 month from approval date.

CERTIFICATION AND AGREEMENTS (Owner Affidavit)

I (We) hereby make this application to the CRHA Architectural Control Committee for the above described project. I/We certify the following:

1. I/We are the owner(s) of (address or lot#) _____ In Cumberland Ridge.
2. I/We have a copy of the Restrictive Covenants (R.C. s) and Bylaws for this property, current ACC Policies & Procedures, Building Guidelines & have read, understand and agree to abide by my/our property's Covenants and Restrictions , the conditions of this request and the Architectural Control Committee (ACC)'s approval.
3. The attached plan is being submitted for approval *prior* to the commencement of any changes to the property.
4. I/we agree that no construction or other work shall commence until I/we have received the written approval of the ACC, in accordance with CR Restrictive Covenant #3-Architectural Control Committee. Failure to do so, could result in fines of **up to \$100/day**, restoration to pre-construction state, and attorney's fees to enforce compliance.
5. The attached plan & proposed improvements are following the Restrictive Covenants, ACC Policies and Procedures, and ACC Building Guidelines.
6. The attached plan is an accurate readable drawing, showing the exact location of the proposed improvement(s). All information stated herein is true and correct. Where the above information conflicts with information on plans submitted in support of the application, the above information shall control.
7. I/We and our builder, agree to comply with all provisions of the current ACC Building Guidelines and the Covenants, including, but not limited to, construction of Improvements in accordance with ACC approved plans, control of trash, materials and debris during the construction process, and final inspection by the ACC upon completion.
8. . I/We understand that once all required information has been submitted, the Architectural Control Committee has **15 days** to review and respond to this application, that no verbal approvals and/or disapprovals will be given by the CRHA management company, and that the Committee's decision will be mailed, emailed or hand delivered to me/us.
9. I/We agree that receiving approval for the submitted application and documentation is not the last step in the process. My/our construction will undergo a site review by the ACC on or around the date listed on page 2 of this form to show that construction has been done in compliance with the approved plans. Any failure of my/our construction to be following my approved plans may be met with a Court Order to stop work enforcing compliance with the Restrictive Covenants.
10. I/We understand that I/we are required, always during construction, to prominently display the **CRHA- ACC Approved Project** permit. A failure to display the permit will trigger an inquiry into the compliance of my plans with the Restrictive Covenants & ACC Building Guidelines.

11. I/We understand that approval by the ACC in no way relieves me/us from compliance with or otherwise acts as a waiver of the Cumberland Ridge Restrictive Covenants, or my/our responsibility for compliance with any local ordinances and other applicable codes and regulations.
12. I/ We agree that if the plans are approved and the construction plans then change, I/we will resubmit plans for further/ new approval prior to the commencement of any changes to the property. Failure to do this could result in the ACC, through the Board of Directors, initiating fines, liens, and other actions available to it under the CRHA Policies and Procedures, ACC Building Guidelines, Restrictive Covenants, or the laws of the State of Texas, specifically including but not limited to taking action to halt the completion of any work not finished in accordance with submitted schedules and/or any construction in violation of the restrictions, and the removal, replacement, or return to original condition of any unapproved improvements, along with reasonable attorney's fees at my/our expense.
13. I/we agree that HOA, Inc., and its Board of Directors, Officers and Architectural Control Committee members hereby expressly disclaim any representation, liability, obligation, or duty in connection with the proposed construction described herein, including without limitation any warranty, either expressed or implied, of habitability, suitability, fitness for purpose, safety, compliance with applicable laws and restrictive covenants, or the effect of the proposed construction upon any surrounding property. By the execution and delivery of this application, the owner and/or applicant expressly covenants and agrees to indemnify and hold Cumberland Ridge Homeowners Association, Inc., and its officers, directors, committee members, employees, agents, successors and assigns harmless from any cost, loss, claim liability, damage, expense, or other obligation arising from, related to, or any way connected with the construction proposed herein or the effects thereof, including without limitation any claim by any person or entity that such construction: (i) fails to meet the requirements of any applicable law or restrictive covenants, (ii) is unsafe or unsound, or creates a nuisance or other dangerous condition, or (iii) inversely of improperly affect the drainage of the water on, across, or under the property in question or any surrounding property.

Owner

General Contractor

Submission Checklist

All submissions must include the following information (*where applicable*) for ACC consideration:

1. Completed New or Replacement Construction/Large Project/Outbuilding Request- Form C- initialed, signed and dated by the owner and general contractor. (New constr. only- submit landscape/fence plan before end of construction- use Form A)
2. Site Survey/Plan- (to scale- showing house on lot, outside house dimensions, building setbacks & property lines, easements & locations of improvements on the Lot, any trees to be removed, patios, decks, sidewalks, driveways- including culvert location, swimming pools}
3. Floor Plans (scale drawings)
4. Exterior elevations and Roof Design (scale drawings)
5. Approved Septic Plan (Smith/Cherokee Co.)- verifying compliance with all local laws and ordinances.
6. Lot Elevation/ Topography/ Drainage Plan
7. Storm Water Protection Permit SWPP (TXR 150000) from the State of Texas (TCEQ)
8. Dimensions of improvements.
9. Type of Materials and Finishes, Colors (attach samples, paint chips, etc.)
10. Photos, brochures or other descriptive materials that describe the design of & materials to be used in the modification. {if available}
11. Pool design and fence. (B.G. Sec. 3Y, L) (for security fence- use Small Project Appl.- Form A)
12. Landscape Plan (including screening landscaping) and include type, color, size, variety, etc.
13. Project Fee- (see pg. 1- Fees/Deposit & ACC Policies & Procedures)
14. Completed New/Replacement Constr. Deposit Form & deposit
15. Completed Demolition Application- (if applicable) Form B, fee & deposit

Submit to:

Cumberland Ridge ACC

16080 Treasure Cove

Bullard, TX 75757

Email: acc@cumberlandridge.net

Cumberland Ridge Homeowners Association - Architectural Control Committee

New/Replacement Construction Deposit Form

Prior to commencing a new construction or replacement construction project on any lot or any project that requires a concrete truck, the Owner shall deposit with the Association, the amount shown below:

New or Replacement Construction/ Project with Concrete Truck \$3,000.00

This deposit is used for the replacement or repair of any damage to the roads, shoulders, drainage & common areas or adjacent lots due to Construction Traffic or Activity. In addition, the costs of site clean-up if the Owner or their contractor(s) fail to keep the site in an acceptable condition relative to construction materials, trash, debris, and weeds.

The deposit will be payable to CRHA and deposited in the Association's operating account and will be non-interest bearing.

The Owner is responsible for the activities of his contractors, guests and invitees and is therefore, responsible for all damage to Association or other owner's property that may result from any construction activity. If tree removal has been performed on a lot, but construction has not begun within 3 months of the project application approval date, or if an Owner fails to bring all damaged property back to its original condition, the deposit will be used to pay for all remedial procedures. Costs more than the deposit amount shall be charged to the Owner's assessments. The deposit will also be used to clean and maintain the Owner's property and all surrounding properties into which trash/debris has been deposited should the owner fail to maintain the site as required by the ACC Building Guidelines. The construction and site clean-up shall be completed within 12 months from the start of construction. In the event landscaping plans are not submitted before completion of the initial home construction, and/or landscaping materials have not been installed or not installed as outlined in the plan, the construction deposit will be withheld. Construction will not be considered complete until landscaping is installed per submitted, approved plan (use Form A to submit) as required by the ACC Building Guidelines.

A request for return of the deposit should be made to the Cumberland Ridge Architectural Control Committee upon completion of all construction and corrective repairs.

The request should be submitted to: acc@cumberlandridge.net.

Physical address for drop-off: 16080 Treasure Cove, Bullard, TX 75757

or deliver to the Chairman of the ACC. Check# _____

Upon inspection and approval by the Architectural Control Committee, the deposit will be returned less any costs incurred by the Association.

Owner's Signature: _____ Date: _____

Contractor's Signature: _____ Date: _____

Submit Application by Email To: acc@cumberlandridge.net