

# LANTANA RIDGE PROPERTY OWNERS ASSOCIATION

## Building Contractors Rules

**A letter of approval and a signed copy of these Rules must be received by the Architectural Review Committee (ARC) before construction may commence on any lot.**

1. A minimum construction deposit of \$1,500.00 and a plan review fee of \$1,000.00 for new home construction **or \$100** for other building (home additions, outbuildings, etc.) must be received by the Association prior to beginning construction of a new residence. The construction deposit may be increased at the discretion of the ARC due to such factors as project size or previous project experiences. Improvements other than new homes may have a construction fee assessed by the ARC at their discretion, the amount to be determined depending upon the complexity and size of the project. This deposit will be fully refundable at completion of construction, including site cleanup, as long as the builder has complied with all Rules.
2. All contractors/builders must contact the Association for a gate access code upon written approval of the plans by the ARC. The code is effective for the gate at Lantana Canyon for the duration of construction unless the contractor/builder fails to comply with all Rules. Contractors/builders shall not use any other gates within Lantana Ridge.
3. The general contractor for any given project is responsible for assuring that all construction related traffic, to include contractors, sub-contractors, material deliveries, etc., are routed in and out of the contractors' gate on Lantana Canyon. The purpose of this rule is to reduce traffic on our high-maintenance gates. If any construction traffic is seen and identified using either the Lantana Valley or the Lantana Mesa gates, there will be a gate use fee of \$100 per event levied against the construction deposit for that job, with the contractor notified by letter after the assessment.
4. The correct size culvert must be in place at beginning of construction (where applicable) to prevent damage to right of ways and for proper water drainage. This information is available on the documents page of the Lantana Ridge web site, or from any member of the Board of Directors or the ARC.
5. All contractors/builders must have their own portable toilet on site at the time construction begins and it must remain until completion of the project. Do not use another contractor's facility. Workers at a site without a portable toilet provided will be sent home immediately.
6. Each job site must have a dumpster or approved trash and debris containment area in place not later than the beginning of the framing stage. Reasonable site cleanliness must be maintained throughout the construction period, with particular attention to blowable trash. No excessive debris is to be allowed to build up, and dumpsters/containers must be emptied when full. Non-compliance after verbal warning will result in the POA taking appropriate cleanup action and deducting the cost from the construction deposit.
7. On-site water and electrical power for construction purposes and workers' use must be provided by the builder by legal access to the existing Canyon Lake Water Supply, Pedernales Electric, or other means such as temporary tanks and generators. Do not connect to another property owner's water or electrical service.

Initials: \_\_\_\_\_

**Lantana Ridge  
Building Contractors Rulers**

8. During the time of construction of any building or other improvement, one job identification sign not larger than 3 feet by 4 feet, having a face area of not more than 12 square feet, may be placed at the site. One "For Sale" sign having a face area of not larger than 3 square feet facing the street is permitted. All other signs must be approved by a member of the ARC/ACC before placement.

9. Adjoining properties cannot be used to access the lot where construction is taking place, nor for material storage or any other purpose without written permission of the property owner provided to the ARC/ACC. Any damage sustained to adjacent properties will be properly repaired by the responsible builder prior to return of the construction deposit.

10. Construction hours are 6 a.m. to 5:30 p.m., Monday through Saturday. All construction activity is prohibited on Sunday.

Initials: \_\_\_\_\_

I acknowledge that I have read and fully understand the above Builders Rules and agree to comply with them at all times. I acknowledge that the ARC maintains the authority to enforce all violations to the Builders Rules by deductions to the builders deposit and the cessation of construction until compliance is reached.

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Authorized Agent for Builder (Print): \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_