



Rules for New Construction

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. The property owner is responsible for communicating all rules and regulations to the builder, if they are different parties.

1. New home construction sites require a deposit of \$1,500.00, and an Original Home Construction fee (non-refundable) of \$1,000.00. The funds must be received by the Association prior to beginning any 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 construction deposit is refundable at completion of construction, including site cleanup, when the builder has complied with all Rules and ACC member has signed off on completion. Any cost incurred by the POA due to construction problems or similar may be deducted from the deposit.
2. The Builder is responsible for ensuring all construction related contractors, sub-contractors, material deliveries, etc., follow these rules as outlined.
3. The Builder is responsible for obtaining an access code to the Construction Gate, located on Lantana Canyon (map attached) and communicating the code and directions to workers. Upon written approval by the ARC, the Builder will contact CAM at 512-288-2376 for a gate access code.
4. The Builder is responsible for any damage caused by construction vehicles or workers while working on Lantana Ridge property.
If any construction traffic identified using a gate other than the Construction Gate, a gate use fee of \$100 per event will be levied against the construction deposit for that job, with the Builder notified by letter after the assessment.
5. An Oak Wilt Prevention Policy is in place. The policy can be found on the community website, www.lantanaridgepoa.com, under Documents. Oak trees cut between February 1 and June 30 must receive written approval from the Board of Directors prior to work commencing. All oak trees cut must be sealed immediately, regardless of the time of year.
Non-compliance will result in \$250 fine, per tree cut, from the construction deposit.
6. Proper ingress and egress, including the correct size culvert must be in place at beginning of construction 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 ARC.
7. Prior to work commencing, the worksite will have a portable toilet on site it must remain until completion of the project.
Non-compliance will result in stopped work and fines from the construction deposit.
8. Each job site must have a dumpster or approved trash and debris containment area in place no later than the beginning of the framing stage. Reasonable site cleanliness must be maintained throughout the construction period, with particular attention to blow-able trash. No excessive debris is to be allowed to build up, and dumpsters/containers must be emptied when full.
Non-compliance will result in fines from the construction deposit.
9. 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



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as temporary tanks and generators.

Non-compliance will result in fines from the construction deposit.

10. During the time of construction of any building or other improvement, one builder 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.
11. 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.
12. Construction hours are:
 - Monday through Friday 7 a.m. to 7 p.m. (or dusk, whichever comes first)
 - Saturday 8 a.m. to 5 p.m.
 - Sunday – Not Permitted
 - Slab Foundation Pours – On a weekday from Sunrise to Sunset
13. Any exception to construction hours must have prior approval from the ACC or ARC. We understand that foundations and concrete work are preferred to pour earlier in the am. **Exception request will need prior approval along with a plan from you to notify surrounding neighbors of upcoming activities.**

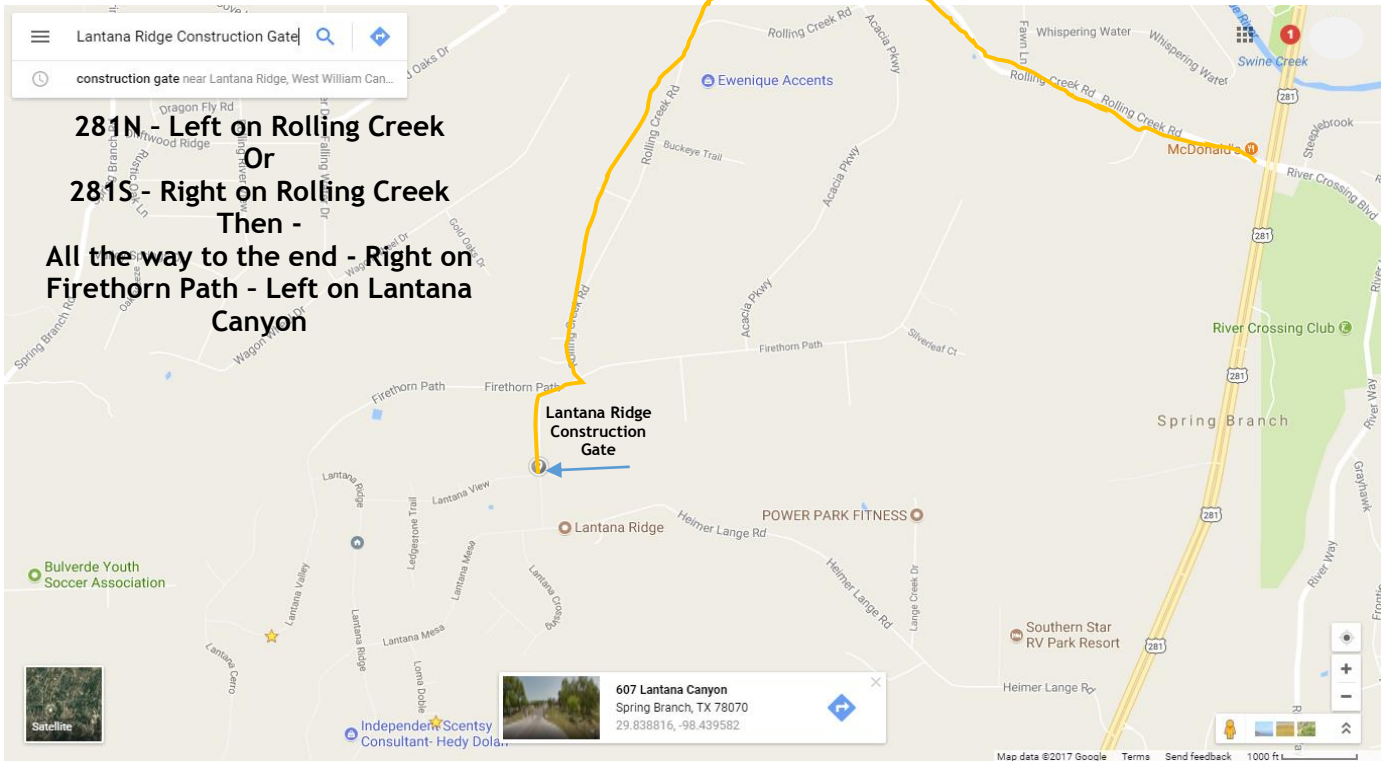
I acknowledge that I have read and fully understand the above Builders Rules and agree to comply with them at all times. I acknowledge that the ARC and or ACC maintains the authority to enforce all violations to the Builders Rules by deductions to the builders deposit and the cessation of construction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

Builder Company Name:		Contact Phone:	
Property Owner Name: (if different than Builder)		Contact Phone:	
Authorized Builder Agent:		Email Address:	
Builder Address:		City, ST & ZIP:	
Builder Signature:		Date:	
Property Owner Signature:		Date:	

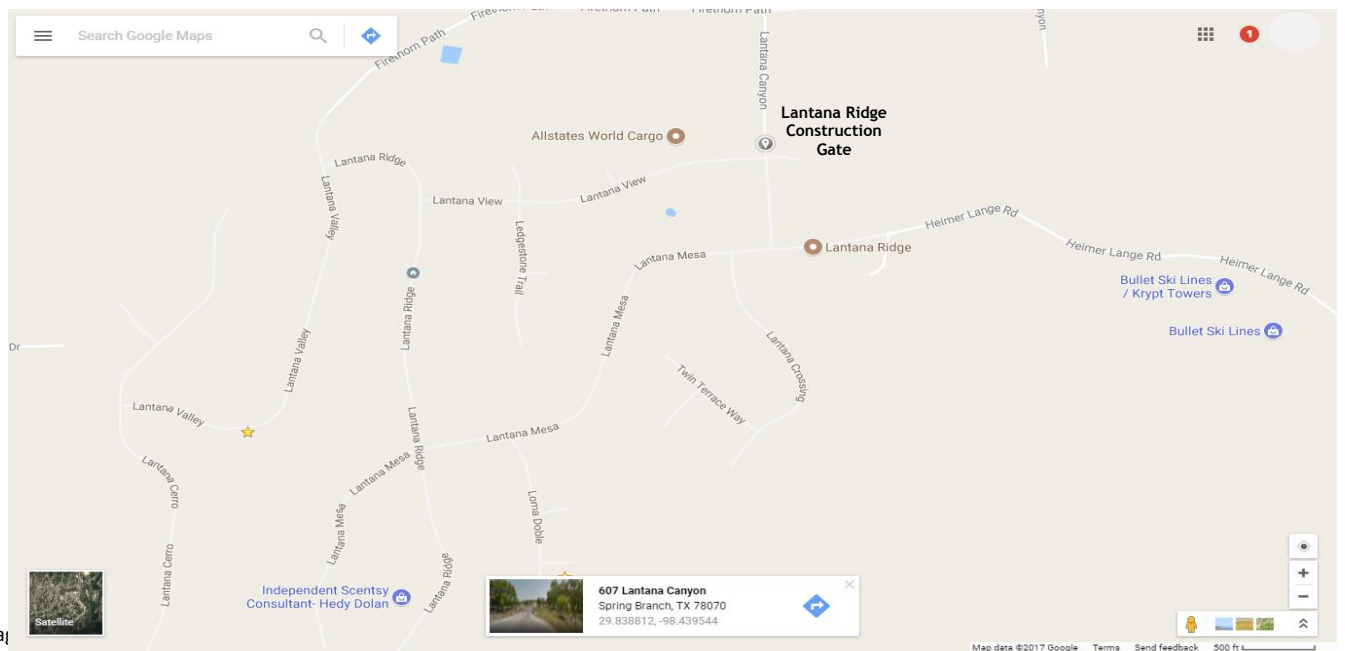


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Lantana Ridge Construction Gate



Construction Gate Hours – M-F – 7 am-7 pm & Sat. 8 am-6 pm



Construction vehicles using any other gate will result in fines!